20060706000321660 1/3 \$392.00 Shelby Cnty Judge of Probate, AL 07/06/2006 08:45:07AM FILED/CERT

Shelby County, AL 07/06/2006 State of Alabama

Deed Tax:\$375.00

John R. Holliman 2491 Pelham Parkway Pelham, Alabama 35124

WARRANTY DEED, JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR

Sales price:\$375,000.00

STATE OF ALABAMA COUNTY OF SHELBY

♦~

KNOW ALL MEN BY THESE PRESENTS, That in consideration of other good and valuable considerations and the sum of Ten and no/100 (\$10.00) Dollars to the undersigned GRANTORS in hand paid by the GRANTEES herein, the receipt of which is hereby acknowledged, JAMES HOWARD BENSON and DONNA H. BENSON, husband and wife, (hereinafter referred to as GRANTORS), do hereby grant, bargain, sell and convey unto ANDREW L. PONTIUS, III and TARA F. PONTIUS (hereinafter referred to as GRANTEES), for and during their joint lives and upon the death of either of them, then to the survivor of them in fee simple, together with every contingent remainder and right of reversion, the following described real estate situated in the County of Shelby and State of Alabama, to-wit:

SEE ATTACHED EXHIBIT A FOR LEGAL DESCRIPTION WHICH IS HEREBY INCORPORATED BY REFERENCE AS THOUGH FULLY SET OUT HEREIN.

This conveyance is hereby made subject to restrictions, easements and rights of way of record in the Probate Office of Shelby County, Alabama.

Send Tax Notice to:

ANDREW L. PONTIUS, III

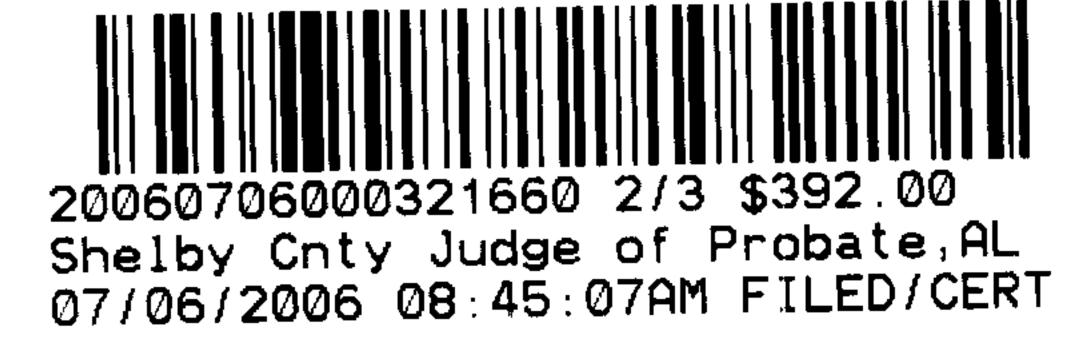
85 LAKE FORES+ LN

Wilsonville AL 35/86

Together with all and singular the tenaments, hereditaments and appurtenances thereto belonging or in anywise appertaining in fee simple.

TO HAVE AND TO HOLD the same unto GRANTEES for and during their joint lives and upon the death of either of them, then to the survivor of them in fee simple, and to the heirs and assigns of such survivor forever, together with every contingent remainder and right of reversion.

And said GRANTORS do for themselves, their successors and



assigns covenant with the said GRANTEES, their heirs and assigns, that GRANTORS are lawfully seized in fee simple of said premises, that they are free from all encumbrances, unless otherwise noted above, that they are entitled to the immediate possession thereof; that GRANTORS have a good right to sell and convey the same as aforesaid; that GRANTORS will and their heirs and assigns shall, warrant and defend the same to the said GRANTEES, their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, we have hereunto set our hands and seals on this the 26° day of 2006.

JAMES HOWARD BENSON

DONNA H. BENSON

STATE OF ALABAMA

COUNTY OF SHELBY

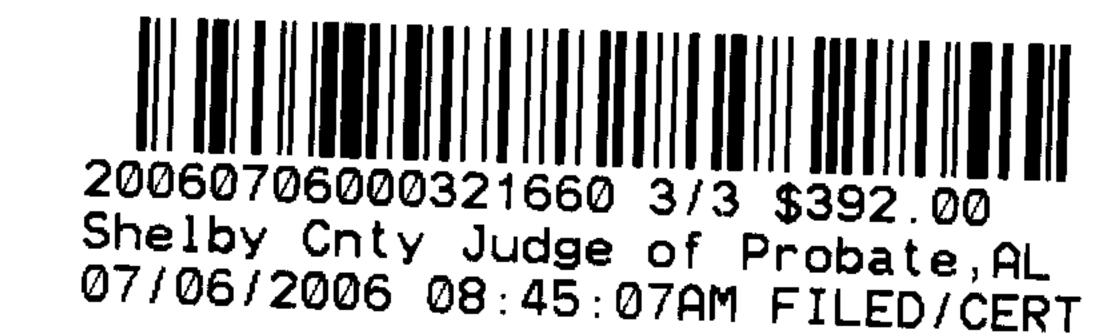
I, the undersigned, a notary public in and for said county in said state, hereby certify that JAMES HOWARD BENSON and DONNA H. BENSON, husband and wife, whose names are signed to the foregoing conveyance, and who are known to me, acknowledged before me on this day that, being informed of the contents of the conveyance, they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this the $\frac{26}{1000}$ day of $\frac{1000}{1000}$, 2006.

Notary Public

My Commission Expires:

Exhibit A



A PARCEL OF LAND IN THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 22 AND THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 27, TOWNSHIP 21 SOUTH, RANGE 1 EAST, BEING A PART OF THE SAME LAND DESCRIBED IN A DEED TO JAMES AND DONNA BENSON, RECORDED IN REAL BOOK 292 AT PAGE 202, OF THE REAL PROPERTY RECORDS OF SHELBY COUNTY, ALABAMA, SAID PARCEL OF LAND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS;

BEGINNING AT AN AXLE, FOUND AT THE SOUTHEAST CORNER OF SAID SECTION 22:

THENCE S 00'05'19" W, ALONG THE EAST LINE OF SAID SECTION 27, A DISTANCE OF 334.03 FEET TO A POINT:

THENCE S 80'23'43" W, ALONG THE OLD HEATON JACKSON ROAD, A DISTANCE OF 633.60 FEET TO A POINT ON THE 397 CONTOUR OF LAY LAKE;

THENCE ALONG THE 397 CONTOUR OF LAY LAKE, THE FOLLOWING COURSES

N 01'43'19" W, A DISTANCE OF 23.33 FEET. N 19'51'51" E, A DISTANCE OF 28.02 FEET, N 50'26'03" W, A DISTANCE OF 71.26 FEET.

N 57'53'15" W, A DISTANCE OF 37.18 FEET, N 87'20'45" W, A DISTANCE OF 54.24 FEET,

N 03'11'19" E, A DISTANCE OF 26.08 FEET, N 2172'12" E, A DISTANCE OF 38.48 FEET,

N 40"30"26" E. A DISTANCE OF 37.27 FEET, N 26"18'08" W. A DISTANCE OF 11.67 FEET,

S 6974'13" W. A DISTANCE OF 22.72 FEET,

S 36'44'15" W. A DISTANCE OF 57.55 FEET. S 28'59'29" W. A DISTANCE OF 54.40 FEET.

S 00000 W. A DISTANCE OF 30.01 FEET,

S 25'24'56" E. A DISTANCE OF 25.57 FEET.

S 48'41'56" E, A DISTANCE OF 28.41 FEET, S 08'41'15" E. A DISTANCE OF 13.95 FEET.

S 77'48'19" W. A DISTANCE OF 27.72 FEET,

5 72'21'28" W, A DISTANCE OF 33.82 FEET.

S 48'23'38" W, A DISTANCE OF 38.72 FEET TO A 1/2" REBAR, FOUND;

THENCE N 59'08'56" W. A DISTANCE OF 117.18 FEET TO A 1/2" REBAR, FOUND ON THE SOUTHEAST RIGHT-OF-WAY OF STATE HIGHWAY NO. 145;

THENCE ALONG A CURVE, TO THE RIGHT, IN SAID RIGHT-OF-WAY, HAVING A RADIUS OF 7539.70 FEET AND A CHORD BEARING OF N 26'17'46" E. AN ARC LENGTH OF 709.73 FEET TO A POINT;

THENCE N 28'59'34" E. ALONG SAID RIGHT-OF-WAY, A DISTANCE OF 1115.56 FEET TO A POINT:

THENCE N 00'00'00" E, A DISTANCE OF 87.87 FEET TO A 1/2" REBAR, FOUND ON THE EAST LINE OF SAID SECTION 22:

THENCE'S 00"45"55" E, ALONG SAID SECTION LINE, A DISTANCE OF 1227.11 FEET TO THE POINT OF BEGINNING.

ATTORNEYS AT LAW
ATTORNEYS AT LAW
2491 PELHAM PARKWAY
2491 PELHAM, ALABAMA 35124