

THIS INSTRUMENT WAS PREPARED WITHOUT BENEFIT OF TITLE.

This instrument was prepared by:
Mike T. Atchison
P O Box 822
Columbiana, AL 35051

Send Tax Notice to:

Sammy Benson, Jr.

Sam Benson
234159 HWY 145
Columbiana AL 35051

WARRANTY DEED

STATE OF ALABAMA)
SHELBY COUNTY)

Shelby County, AL 03/01/2007
State of Alabama

Deed Tax: \$5.00

KNOW ALL MEN BY THESE PRESENTS, That in consideration of FIVE THOUSAND DOLLARS and NO/00 (\$5,000.00), and other good and valuable considerations to the undersigned grantor, in hand paid by grantee herein, the receipt whereof is acknowledged, I or we,

FELECIA BENSON, a single woman and
SAMMY BENSON, JR., a single man

grant, bargain, sell and convey unto,

SAMMY BENSON, JR.

the following described real estate, situated in: SHELBY County, Alabama, to-wit:

PARCEL "B"

A parcel of land located in the NW $\frac{1}{4}$ of the SW $\frac{1}{4}$ of Section 3, Township 22 South, Range 1 East, Shelby County, Alabama. Commence at the Northwest corner of said $\frac{1}{4}$ - $\frac{1}{4}$ and run South along the West line 1015.54 feet to the POINT OF BEGINNING; thence continue South along last course 313.09 feet; thence turn left 88 degrees 39 minutes 01 seconds and run Easterly 307.46 feet to the Northwestern right-of-way of State Highway #145; thence turn left 74 degrees 25 minutes 26 seconds and run Northeasterly along said right-of-way 274.64 feet; thence turn left 98 degrees 28 minutes 09 seconds and run Northwesternly 391.59 feet to the POINT OF BEGINNING.

Subject to taxes for 2006 and subsequent years, easements, restrictions, rights of way and permits of record.

\$0.00 of the above-recited consideration was paid from a mortgage recorded simultaneously herewith.

TO HAVE AND TO HOLD to the said grantee, his, her or their heirs and assigns forever.

And I (we) do for myself (ourselves) and for my (our) heirs, executors, and administrators covenant with the said Grantees, their heirs and assigns, and I am (we are) lawfully seized in fee simple of said premises, that they are free from all encumbrances unless otherwise noted above, that I (we) have a good right to sell and convey the same as aforesaid, that I (we) will, and my (our) heirs, executors and administrators shall, warrant and defend the same to the said Grantees, heirs, executors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this 23rd day of February, 2007.

Felecia Benson
FELECIA BENSON

Sam Benson JR
SAMMY BENSON, JR.

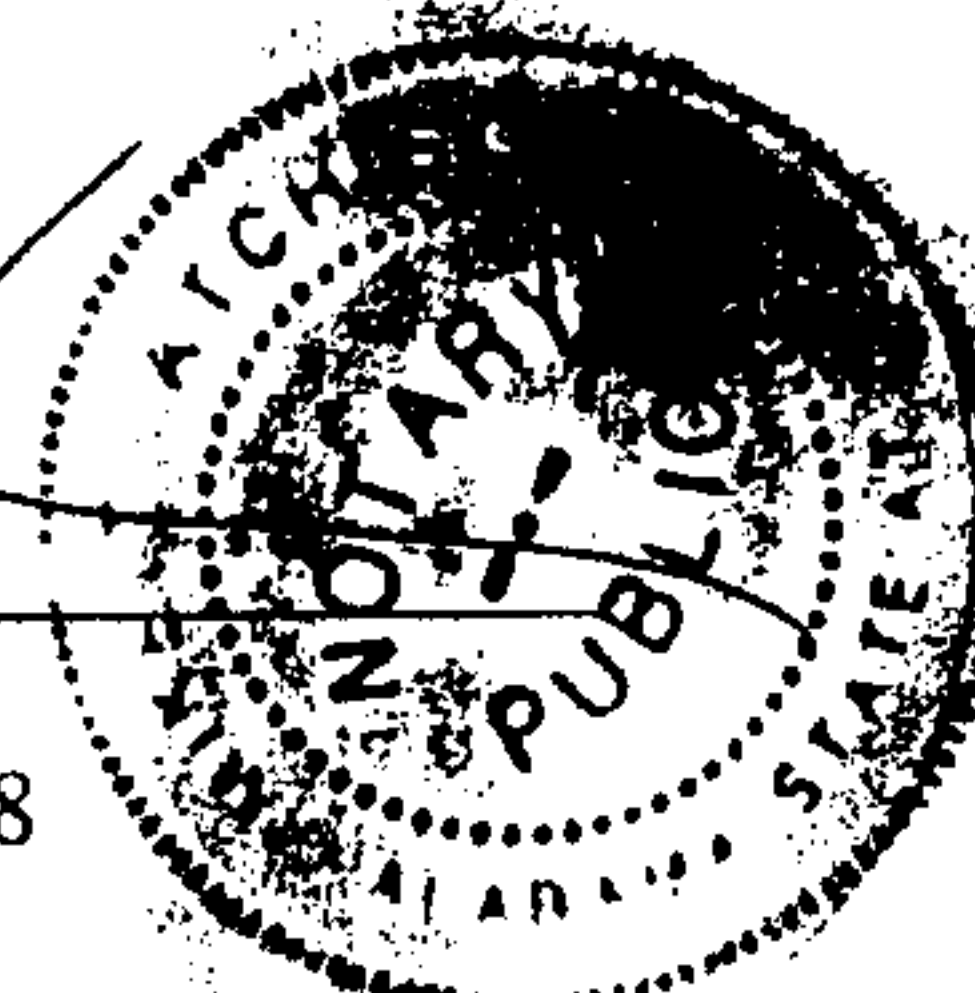
STATE OF ALABAMA
SHELBY COUNTY

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that **FELECIA BENSON and SAMMY BENSON, JR.**, 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 23rd day of February, 2007.

Mike T. Atchison
Notary Public

My Commission Expires: 10-16-2008



200812090000461730 3/3 \$66.95
Shelby Cnty Judge of Probate, AL
12/09/2008 04:12:00PM FILED/CERT