## THIS INSTRUMENT WAS PREPARED WITHOUT BENEFIT OF TITLE.

This Instrument was prepared by:

Mike T. Atchison

P O Box 822 Columbiana, AL 35051 200703060000099530 1/1 \$24.50 Shelby Cnty Judge of Probate, AL 03/06/2007 08:05:28AM FILED/CERT Send Tax Notice to:
Harper R. & Juana F. Rape
P. O. Box 584
Shelby, AL. 35143

## WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

STATE OF ALABAMA )
SHELBY COUNTY)

KNOW ALL MEN BY THESE PRESENTS, That in consideration EIGHTEEN THOUSAND AND NO/00 (\$18,000.00), and other good and valuable considerations to the undersigned grantor (whether one or more), 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

(herein referred to as Grantor) grant, bargain, sell and convey unto,

HARPER R. RAPE and wife, JUANA F. RAPE

(herein referred to as Grantees), the following described real estate, situated in: SHELBY County, Alabama, to-wit:

## PARCEL "A"

A parcel of land located in the NW¼ of the SW¼ of Section 3, Township 22 South, Range 1 East, Shelby County, Alabama. Commence at the Northwest corner of said ¼-¼ and run South along the West line 808.54 feet to the POINT OF BEGINNING; thence continue South along last course 207.00 feet; thence turn left 81 degrees 32 minutes 36 seconds and run Southeasterly 391.59 feet to the Northwesterly right-of-way of State Highway #145; thence turn left 81 degrees 31 minutes 51 seconds and run Northeasterly along said right-of-way 274.64 feet to the North line of said ¼-¼ Section; thence turn left 106 degrees 41 minutes 59 seconds and run West along said North line 467.29 feet to the POINT OF BEGINNING.

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

This property constitutes no part of the homestead of the Grantors.

Grantees herein are granted use of existing driveway on property south of caption lands as access to caption lands until such time as Grantees build a new driveway with access to Hwy. #145.

\$4,924.00 of the above-recited consideration was paid from a mortgage recorded simultaneously herewith.

TO HAVE AND TO HOLD Unto the said GRANTEES as joint tenants, with right of survivorship, their heirs and assigns, forever; it being the intention of the parties to this conveyance, that (unless the joint tenancy hereby created is severed or terminated during the joint lives of the grantees herein) in the event one grantee herein survives the other, the entire interest in fee simple shall pass to the surviving grantee, and if one does not survive the other, then the heirs and assigns of the grantees herein shall take as tenants in common.

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 23<sup>rd</sup> day of February, 2007.

FELECIA BENSON

SAMMY BENSON, JR.

Shelby County, AL 03/06/2007 State of Alabama

Deed Tax: \$13.50

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 23<sup>rd</sup> day of February, 2007.

Notary Public

My Commission Expires: 10-16-2008