WARRANTY DEED, JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR

This instrument was prepared by: B. CHRISTOPHER BATTLES 3150 HIGHWAY 52 WEST PELHAM, AL. 35124

Send tax notice to:
Matthew C. Benton and Amanda M. Benton
7144 Highway 10
Montevallo, Alabama 35115

STATE OF ALABAMA COUNTY OF SHELBY

Know All Men by These Presents: That in consideration of One hundred one thousand and no/100 (\$101,000.00) to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt where is acknowledged, I or we, Brenda Harper Martin, a married woman (undivided ½ interest) and Durene Herron, an unmarried woman (undivided ½ interest) (herein referred to as grantor, whether one or more), grant, bargain, sell and convey unto Matthew C. Benton and Amanda M. Benton (herein referred to as grantee, whether one or more), the following described real estate, situated in Shelby County, Alabama, to-wit:

See Exhibit "A" Legal Description attached hereto and made a part hereof.

Subject to mineral and mining rights if not owned by Grantor.

Subject to existing easements, restrictions, set-back lines, rights of way, limitations, if any of record.

This property does not constitute the homestead of the grantor as defined in §6-10-3, Code of Alabama (1975).

Brenda H. Martin and Durene Herron are the heirs at law of D. W. Harper a/k/a Durwood Waddell Harper, having died May 18, 1988 and Vera Harper a/k/a Vera Inez Harper, having died June 13, 2001.

\$101,000.00 of the purchase price recited above was paid from mortgage loan closed simultaneously herewith.

To Have and to Hold to the said grantee, 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 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 said grantee, his, her or their heirs and assigns, that I am (we are) lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise stated 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 grantee, his, her or their heirs and assigns forever, against the lawful claims of all persons.

In Witness Whereof, I (we) have hereunto set my (our) hand(s) and seal(s) this 28th day of February, 2007.

Brenda Harper Martin

Surene Secretaria

Durene Herron

STATE OF ALABAMA COUNTY OF SHELBY

I, B. Christopher Battles, a Notary Public in and for said County, in said State, hereby certify that **Brenda Harper Martin**, a married woman and Durene Herron, an unmarried woman, whose name(s) 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 this conveyance, they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 28th day of February, 2007.

Notary Public

My Commission Expires:02-25-09

B. CHRISTOPHER BATTLES

Notary Public - Alabama, State At Large

My Commission Expires 2 / 25 / 2009

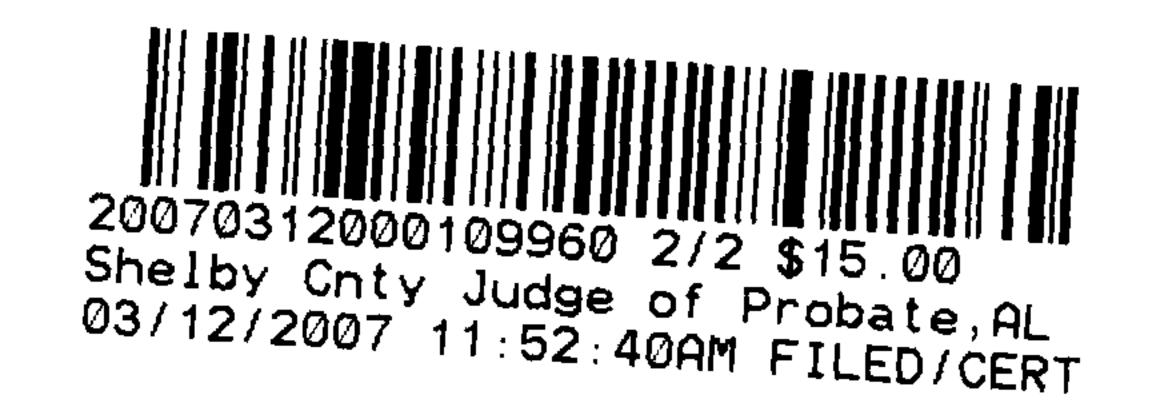


EXHIBIT "A" LEGAL DESCRIPTION

Begin at a 3" tapped pipe known as the NW corner of the NE ¼ of the NW ¼ of Section 3, Township 22 South Range 4 West; thence run an assumed bearing of South 90° 0' 0" East and run 251.04' to a 1" crimped pipe; thence South 0° 7' 12" East and run 300.00 feet to a 5/8" capped rebar; thence North 90° 0' 0" West and run 251.04 feet to a spike; thence South 0° 7' 12" East and run 162.71 feet to a 5/8" capped rebar on the Northeasterly right of way line of County Road No. 10, said point being on a curve to the right having a central angle of 9° 44' 43" and a radius of 679.06 feet; thence along the chord of said curve North 35° 36' 29" West and run a chord distance of 115.36 feet to a 5/8" capped rebar at the end of said curve; thence along said right of way line North 30° 44' 08" West and run 111.10 feet to a 5/8" capped rebar at the beginning of a curve to the left having a central angle of 13° 57' 46" and a radius of 915.74 feet; thence along the chord of said curve North 37° 43' 02" West and run a chord distance of 222.61 feet to a 5/8" capped rebar; thence North 35° 42' 59" East and run 120.00 feet to a 5/8" capped rebar on the North line of the NW ¼ of the NW ¼ of said Section 3; thence South 89° 58' 11" East along said ½-¼ line and run 189.11 feet back to the Point of Beginning.

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