

This instrument was prepared by:
Michael T. Atchison, Attorney at Law
101 West College
Columbiana, AL 35051


Send Tax Notice To: Michael England
571 Hummingbird Lane
Wilsonville, AL 35186

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

STATE OF ALABAMA

} KNOW ALL MEN BY THESE PRESENTS,

SHELBY COUNTY


20090707000259970 1/2 \$154.00
Shelby Cnty Judge of Probate, AL
07/07/2009 11:06:02 AM FILED/CERT

That in consideration of One Hundred Forty Thousand dollars and Zero cents (\$140,000.00) to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we, James H. Benson, a single man (herein referred to as grantors) do grant, bargain, sell and convey unto Michael England and Deborah England (herein referred to as GRANTEES) as joint tenants with right of survivorship, the following described real estate situated in Shelby County, Alabama to-wit:

SEE EXHIBIT A ATTACHED HERETO AND MADE A PART HEREOF.

Subject to taxes for 2009 and subsequent years.

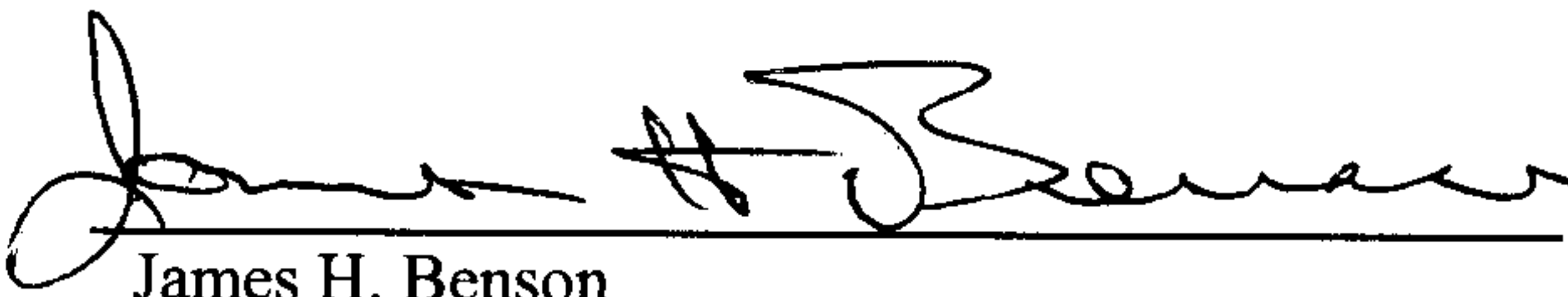
Constitutes part / no part of the homestead of the grantor or of their spouse.

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, that 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, their heirs and assigns forever, against the lawful claims of all persons.

(\$0.00) of the purchase price was paid from the proceeds of a mortgage loan closed simultaneously herewith.

IN WITNESS WHEREOF, I have hereunto set my hand and seal, this 26th day of June, 2009.

_____ (Seal)	 (Seal) James H. Benson
_____ (Seal)	_____ (Seal)
_____ (Seal)	_____ (Seal)
	_____ (Seal)

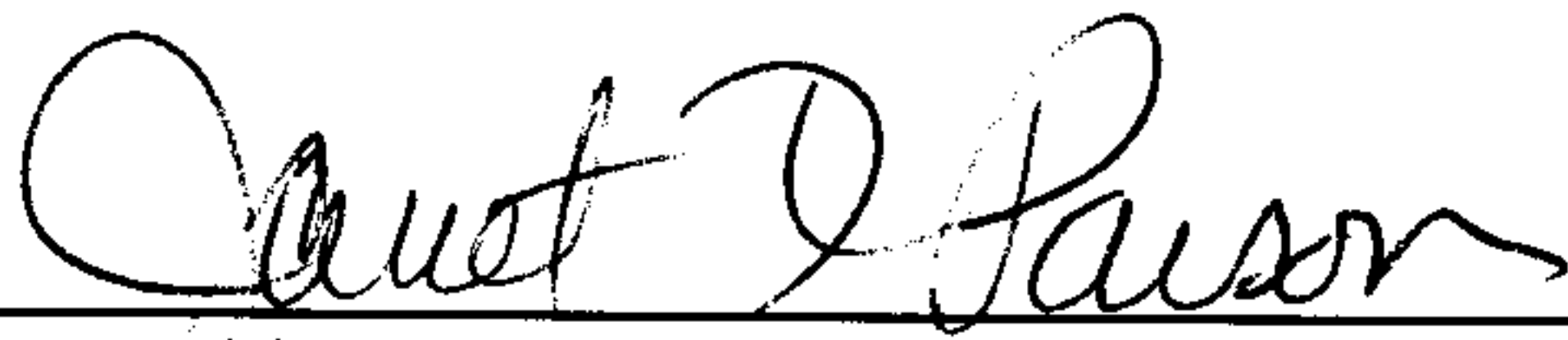
STATE OF ALABAMA

} General Acknowledgment

COUNTY OF SHELBY


I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that James H. Benson whose name is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this day, that, being informed of the contents of the conveyance he/she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 26th day of June 2009.



Notary Public
My Commission Expires: 10/16/2012

EXHIBIT A


20090707000259970 2/2 \$154.00
Shelby Cnty Judge of Probate, AL
07/07/2009 11:06:02 AM FILED/CERT

A parcel of land in the South half of the Northeast Quarter of the Northeast Quarter of Section 23, Township 21 South, Range 1 East, being more particularly described as follows; Commencing at the Northeast corner of the South half of the Northeast quarter of the Northeast quarter of said Section 23; thence South 88 degrees 33 minutes 00 seconds West, a distance of 49.98 feet to a point; thence South 20 degrees 40 minutes 30 seconds West, a distance of 96.23 feet to a point; thence South 83 degrees 28 minutes 48 seconds West, a distance of 157.28 feet to the point of beginning; thence South 83 degrees 28 minutes 48 seconds West, a distance of 280.35 feet to a ½” rebar, found; thence south 54 degrees 03 minutes 36 seconds West, a distance of 297.48 feet to a ½” rebar, found; thence North 78 degrees 54 minutes 46 seconds West, a distance of 203.37 feet to a point on the 397 foot contour of Lay Lake; thence along said 397 foot contour, South 59 degrees 00 minutes 55 seconds West, a distance of 74.68 feet to a point; thence along said 397 foot contour, South 04 degrees 31 minutes 02 seconds West, a distance of 52.49 feet to a point; thence along said 397 foot contour, South 23 degrees 02 minutes 27 seconds East, a distance of 173.46 feet to a point; thence along said 397 foot contour, South 35 degrees 11 minutes 06 seconds East, a distance of 136.74 feet to a point; thence North 54 degrees 54 minutes 47 seconds East, a distance of 276.49 feet to a ½” rebar, set; thence North 18 degrees 32 minutes 43 seconds West, a distance of 103.12 feet to a ½” rebar, set; thence North 69 degrees 40 minutes 14 seconds East, a distance of 236.70 feet to a ½” rebar, set; thence North 49 degrees 48 minutes 46 seconds East, a distance of 297.21 feet to the point of beginning. Situated in Shelby County, Alabama.

ALSO, with a 50 foot easement to Parcel I described as follows: Commence at the Northeast corner of the South ½ of the NE ¼ of the NE ¼ of Section 23, Township 21 South, Range 1 East, Shelby County, Alabama; run thence South 88 degrees 33 minutes 00 seconds West for 49.98 feet to the point of beginning; run thence South 20 degrees 40 minutes 30 seconds West for 53.97 feet; run thence South 88 degrees 33 minutes 00 seconds West for 112.36 feet; run thence south 40 degrees 10 minutes 06 seconds West for 21.41 feet; run thence South 49 degrees 48 minutes 46 seconds West for 59.81 feet; run thence South 83 degrees 28 minutes 48 seconds West for 90.19 feet; run thence North 49 degrees 48 minutes 46 seconds East for 130.66 feet; run thence North 40 degrees 10 minutes 06 seconds East for 39.65 feet; run thence North 88 degrees 33 minutes 00 seconds East for 155.15 feet to the point of beginning; being situated in Shelby County, Alabama.

Shelby County, AL 07/07/2009
State of Alabama
Deed Tax : \$140.00