

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

Send Tax Notice To: Ranae S. Benton
219 Pine Hill Drive
Columbiana, AL 35051

WARRANTY DEED

STATE OF ALABAMA

} KNOW ALL MEN BY THESE PRESENTS:

SHELBY COUNTY

That in consideration of One Hundred Two Thousand dollars and Zero cents (\$102,000.00) to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged, I or we, Linda W. Fulton, a married woman and Marsha W. Velmer, a married woman as Co-Executors of The Estate of Billie Burke White Case No. PR-2012-000358 (herein referred to as grantor, whether one or more), grant, bargain, sell and convey unto Ranae S. Benton (herein referred to as grantee, whether one or more), the following described real estate, situated in Shelby County, Alabama, to-wit:

SEE ATTACHED EXHIBIT A FOR LEGAL DEESCRPTION

Subject to taxes for 2012and subsequent years, easements, restrictions, rights of way, and permits of record.

\$ 100,152.00 of the above recited consideration was paid from a mortgage recorded simultaneously herewith.

THIS PROPERTY CONSTITUTES NO PART OF THE HOMESTEAD OF THE GRANTOR(S), OR OF HIS/HER/THEIR RESPECTIVE SPOUSES.

TO HAVE AND 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, 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 person.

IN WITNESS WHEREOF, I have hereunto set my hand(s) and seal(s), this 29th day of June, 2012.

(SEAL) Linda W. Fulton as Co-Executor
Linda W. Fulton as Co-Executor of The Estate
of Billie Burke White, PR-2012-00358
(SEAL) of the Estate of Billie Burke White Marsha W. Velmer as Co-Executor (SEAL)
Marsha W. Velmer as Co-Executor of The
Estate of Billie Burke White, PR-2012-00358
(SEAL) Marsha W. Velmer as Co-Executor (SEAL)
of the Estate of Billie Burke White (SEAL)

STATE OF ALABAMA

} General Acknowledgment

COUNTY SHELBY

I, the undersigned, a Notary Public in and for the said County, in said State, hereby certify that Linda W. Fulton and Marsha W. Velmer, as Co-Executors of The Estate of Billie Burke White Case No. PR-2012-000358 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 29th day of June, 2012

My Commission Expires: 10-16-12

Notary Public

20120705000235530 1/2 \$17.00
Shelby Cnty Judge of Probate, AL
07/05/2012 10:38:17 AM FILED/CERT

MICHAEL T. ATCHISON
NOTARY PUBLIC
ALABAMA STATE AT LARGE
MY COMMISSION EXPIRES 10/16/2012

EXHIBIT A
LEGAL DESCRIPTION

Commence at the NE Corner of the SE 1/4 of the SW 1/4 of Section 24, Township 21 South, Range 1 West, Shelby County, Alabama; thence N90°00'00"W, a distance of 595.84' to the POINT OF BEGINNING; thence continue along the last described course, a distance of 201.56'; thence S08°08'22"E, a distance of 217.95'; thence N89°45'53"E, a distance of 172.18'; thence N00°23'31"W, a distance of 215.05' to the POINT OF BEGINNING.

Said Parcel containing 0.92 acres, more or less.

LESS AND EXCEPT any R.O.W. or easement of record for Pine Hill Drive


20120705000235530 2/2 \$17.00
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Shelby County, AL 07/05/2012
State of Alabama
Deed Tax:\$2.00