

RELEASE OF MORTGAGE DEED

STATE OF ALABAMA
COUNTY OF SHELBY

20130912000370790 1/2 \$17.00
Shelby Cnty Judge of Probate, AL
09/12/2013 02:37:43 PM FILED/CERT

KNOW ALL MEN BY THESE PRESENTS: That Whereas,

^{ELB}
~~EDMOND~~ **EDMOND R. BENSON AND/FOR THE ESTATE OF SARAH CAMPBELL BENSON**

For the sum of one dollar (\$1.00) and other good and valuable consideration has hereby paid

GEORGE MARTIN AND BARBARA MARTIN-A MARRIED COUPLE

In full for the property as described SEE EXHIBIT "A" FOR LEGAL DESCRIPTION.

Situated in Shelby County, Alabama **Reference Mortgage # 20030714000445000 filed on July 14, 2003.**

To have and to hold to said grantee, her heirs and assigns forever. And I do for myself and for my heirs, executors, and administrators covenant with the said Grantee, her heirs and assigns and I am lawfully seized in fee simple of said premises, that they are free from all encumbrances and that I have a good right to sell and convey the same aforesaid, that I will, and my heirs, executors and administrators shall, warrant and defend the same to the said Grantee, heirs, executors and assigns forever, against the lawful claims of all persons.

^{RMB}
George and Barbara Martin, does hereby grant, bargain, sell and convey unto ^{ELB}~~Edmond~~ R. Benson and/or the Estate of Sarah Campbell Benson, the following described property situated in SHELBY County, State of Alabama, to wit:

SEE EXHIBIT "A" FOR LEGAL DESCRIPTION.

Situated in Shelby County, Alabama

SIGNED: Barbara Martin
[Signature]

DATE: 9-9-13

In witness whereof, I have hereunto set my hand and seal this 9th day of September, 2013.

Carol Kimbrell
Notary Public

My commission expires: 4/18/14

PREPARED BY: BARBARA MARTIN
1860 HWY 7
WILSONVILLE, AL 35186

LEGAL DESCRIPTION EXHIBIT "A"

PARCEL #1: Beginning at the northeast corner of Lot 4A, A RESURVEY OF LOTS 4 & 5 PEBBLE CREEK, as recorded in Map Book 22, page 154, in the office of the Judge of Probate of Shelby County, Alabama, and thence run S 00 degrees 00'00" W a distance of 385.34' to a point; Thence run N 88 degrees 31'53" W a distance of 89.80' to a point; Thence run S 00 degrees 04'49" W a distance of 209.34' to a point; Thence run N 62 degrees, 43'20" W a distance of 500.75' to a point; Thence run N 16 degrees 15'36" E a distance of 388.66' to a point; Thence run S 88 degrees 44'25" E a distance of 423.28 to the point of beginning, containing 5.26 acres more or less.

PARCEL #3: Commence at the northeast corner of Lot 4A, A RESURVEY OF LOTS 4 & 5 PEBBLE CREEK, as recorded in Map Book 22, page 154, in the office of the Judge of Probate of Shelby County, Alabama, and thence run S 00 degrees 00'00" W a distance of 385.34'; Thence run N 88 degrees 31'53" W a distance of 89.80'; Thence run S 00 degrees 04'49" W a distance of 400.79'; Thence run S 60 degrees 48'22" W for 265.86' to the point of beginning; Thence run N 49 degrees 06'13" W for 169.64 to a point; Thence run S 24 degrees 33'16" W for 242.28' to a point on the northerly right of way line of Shelby County Highway 78, said point being situated on a curve to the left having a central angle of 07 degrees 29'18" and a radius of 1015.14'; Thence run along the arc of said curve for 132.67' to a point; thence run S 29 degrees 52'58" W a distance of 220.30' to a point; Thence run N 60 degrees 48' 22" E a distance of 35.53' to the point of beginning, containing .77 acres more or less.

Current property address: 76 Sleepy Hollow Circle, Columbiana, Alabama 35051