

Reli Settlement Solutions, LLC
3595 Grandview Parkway, Suite 600
Birmingham, Alabama 35243

B H M 140016

Send tax notice to:

Edmund R. Benson

*76 Sleepy Hollow Circle
Columbiana, AL 35051*

20140123000022700 1/3 \$52.00
Shelby Cnty Judge of Probate, AL
01/23/2014 01:02:40 PM FILED/CERT

This instrument prepared by:
Stewart & Associates, P.C.
3595 Grandview Pkwy, #645
Birmingham, Alabama 35243

STATE OF ALABAMA
Shelby COUNTY

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of Thirty Two Thousand and 00/100 Dollars (\$32,000.00) in hand paid to the undersigned, **James McManus, an unmarried man** (hereinafter referred to as "Grantor"), by **Edmund R. Benson** (hereinafter referred to as "Grantee"), the receipt and sufficiency of which are hereby acknowledged, Grantor does, by these presents, grant, bargain, sell, and convey unto Grantee, the following described real estate situated in Shelby County, Alabama, to-wit:

A part of the Northeast 1/4 of the Northwest 1/4 of Section 17, Township 21 South, Range 3 West, Huntsville Principal Meridian, Shelby County, Alabama, and being more particularly described as follows:

Begin at the Northeast corner of the Northeast 1/4 of the Northwest 1/4 in Section 17, Township 21 South, Range 3 West; run thence South along the East boundary of said Northeast 1/4 of Northwest 1/4 a distance of 607.76 feet to a point; thence turn right an angle of 70 degrees 29 minutes and run Southwesterly a distance of 139 feet to the Point of Beginning; thence continue on said course 148 feet to a point; thence turn right 98 degrees 40 minutes and run Northwesterly 192.21 feet to a point on the Southerly right of way line of Shelby County Highway No. 260, said right of way line lying 40 feet at right angles from the centerline; thence turn right 86 degrees 53 minutes 49 seconds to tangent of a curve to the right, said curve having a radius of 914.93 feet and a central angle of 7 degrees 33 minutes 37 seconds and run Easterly along and with said right of way line an arc distance of 120.73 feet to a point; thence turn right an angle of 76 degrees 52 minutes 34 seconds from tangent, leaving said highway right of way, and run Southeasterly 170.43 feet to the Point of Beginning, making a closing left interior angle of 90 degrees 00 minutes to the initial course.

Situated in Shelby County, Alabama.

SUBJECT TO:

ADVALOREM TAXES DUE OCTOBER 01, 2014 AND THEREAFTER.
BUILDING AND SETBACK LINES, RESTRICTIONS, COVENANTS AND
CONDITIONS OF RECORD.

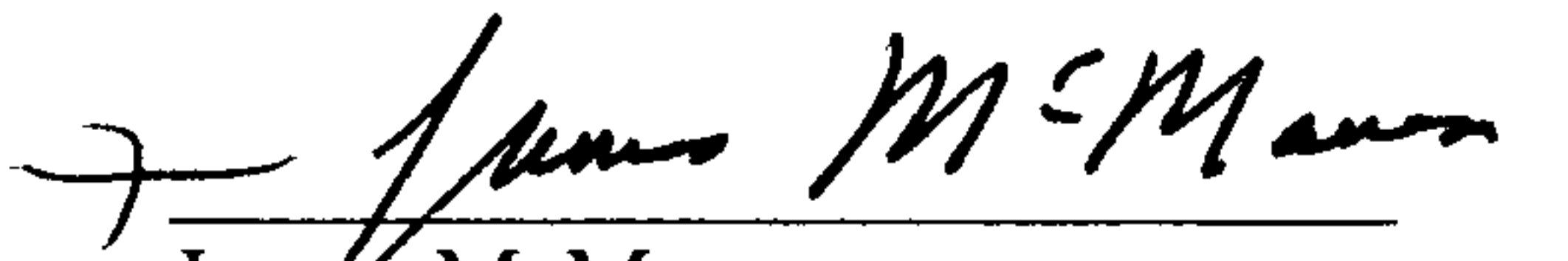
The Grantor does for himself, his heirs and assigns, covenant with Grantee, his heirs, executors, administrators and assigns, that he is lawfully seized in fee simple of said premises; that it is free from all encumbrances except as noted above; that he has a good right to sell and convey the same as aforesaid; and that he will, and his heirs,

Shelby County, AL 01/23/2014
State of Alabama
Deed Tax: \$32.00

executors, administrators shall warrant and defend the same to the said Grantee, his heirs and assigns forever, against the lawful claims of all persons.

TO HAVE AND TO HOLD to Grantee, his heirs, executors, administrators and assigns forever.

IN WITNESS WHEREOF, Grantor has set his signature and seal on this, the 16 day of January, 2014.

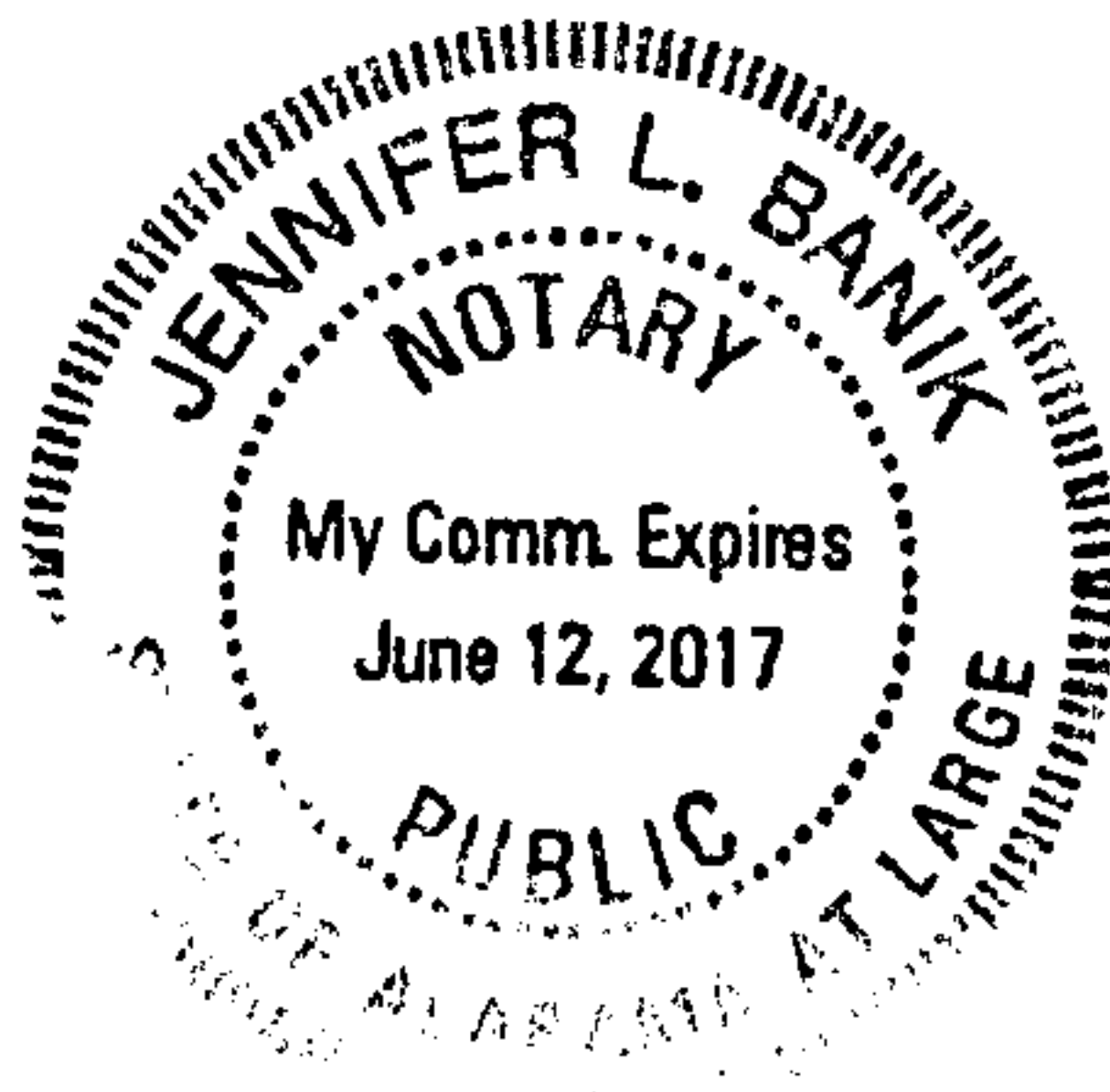

James McManus

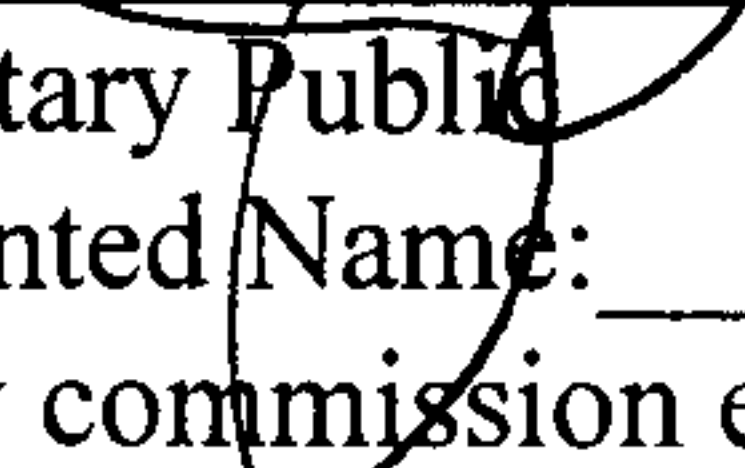
STATE OF ALABAMA
COUNTY OF Jefferson


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

Given under my hand and official seal this, the 16 day of January, 2014

(Notary Seal)




Notary Public
Printed Name: _____
My commission expires: _____


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This document must be filed in accordance with Code of Alabama 1975, Section 40-22-1

ВНМ 14 000/6