

This instrument was prepared by 1157
(Name) Gene W. Gray, Jr.
(Address) 2100 16th Avenue South
Birmingham, Alabama 35205

Send Tax Notice To: Thomas L. Benson and Karen E. Benson
name Benson
85 Shoshone Drive
address
Montevallo, Alabama 35115
#27-05-21-1-004-005

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP LAND TITLE COMPANY OF ALABAMA

STATE OF ALABAMA
Shelby COUNTY KNOW ALL MEN BY THESE PRESENTS,

That in consideration of Sixty Five Thousand and 00/100 DOLLARS

to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we,

Harold K. Ferguson, a married man
(herein referred to as grantors) do grant, bargain, sell and convey unto

Thomas L. Benson and Karen E. Benson
(herein referred to as GRANTEES) as joint tenants with right of survivorship, the following described real estate situated in
Shelby County, Alabama to-wit:

Lot No. 5 Bridlewood Subdivision as shown by map of said subdivision as recorded in Map Book 5, Page 52, in the Probate records of Shelby County, Alabama.

Subject To:
Advalorem taxes for the year 1988, which are a lien, but not due and payable until October 1, 1988.
Existing easements, restrictions, rights of way, set back lines, limitations, if any, of record.

\$ 61,750.00 of the consideration was paid from the proceeds of a mortgage loan.

The property conveyed herein does not constitute the homestead of the Grantor, nor his 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.

IN WITNESS WHEREOF, we have hereunto set OUR hand(s) and seal(s), this 10th day of February, 1988.

WITNESS:

STATE OF ALA. SHELBY CO.
I CERTIFY THIS INSTRUMENT WAS FILED
88 FEB 18 AM 8:44

Harold K. Ferguson (Seal)
Harold K. Ferguson (Seal)

STATE OF ALABAMA JUDGE OF PROBATE
Jefferson COUNTY

1. Deed Tax \$ 3.50 (Seal)
2. Mtg. Tax _____ (Seal)
3. Recording Fee 2.50
4. Indexing Fee 1.00
TOTAL 7.00

I, Gene W. Gray, Jr., a Notary Public in and for said County, in said State, hereby certify that Harold K. Ferguson 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 executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 10th day of February, A. D., 1988

Gene W. Gray, Jr.
Notary Public