

This Instrument was prepared by:
Mary Lynn Campisi
3017 Pump House Road
Birmingham, AL 35243

Send Tax Notice To:
Michael L. Walker
390 Shoshone Drive
Montevallo, AL 35115

Warranty Deed, Joint Tenants with Right of Survivorship

STATE OF ALABAMA)
)
JEFFERSON COUNTY)

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of Eighty-Nine Thousand Five Hundred and no/100th, (\$89,500.00) Dollars to the undersigned grantors in hand paid by the grantees herein, the receipt whereof is acknowledged, we, **Thomas L. Benson**, an unmarried man and **Karen E. Benson**, an unmarried woman, (herein referred to as GRANTORS) do grant, bargain, sell and convey unto **Michael L. Walker and Jan H. Walker**, husband and wife, (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 5, according to the Map of Bridlewood Subdivision, as recorded in Map Book 5, page 52, in the Probate Office of Shelby County, Alabama.

Subject to rights of way, easements, reservations, covenants, conditions, agreements, declarations, building and setback lines and restrictions of record.

Subject to ad valorem taxes for 1994 and subsequent years, said taxes being a lien but not due and payable until October 1, 1994.

\$ 88,497.00 of the above-recited consideration has been paid by a purchase money mortgage executed simultaneously herewith.

TO HAVE AND TO HOLD to the said GRANTEES as joint tenants with right of survivorship.

And we do for ourselves and for our heirs, executors and administrators covenant with the said GRANTEES, their heirs and assigns that we are lawfully seized in fee simple of said premises; that they are free from all encumbrances unless otherwise noted above; that we have a good right to sell and convey the same as aforesaid; that we will and our heirs, executors and administrators shall warrant and defend the same to said GRANTEES, their heirs and assigns forever, against the lawful claims of all persons.

07/12/1994-21812
10:12 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
002 MCD 12.50

Inst # 1994-21812

IN WITNESS WHEREOF, Thomas L. Benson has hereunto set his hand and seal, this 24 day of June, 1994; and Karen E. Benson has hereunto set her hand and seal, this 24th day of June, 1994.

Thomas L. Benson
Thomas L. Benson

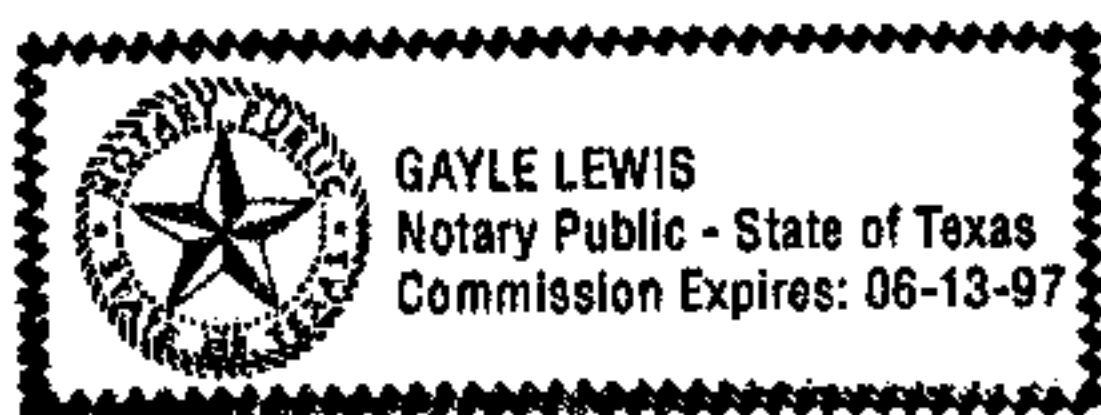
Karen E. Benson
Karen E. Benson

STATE OF Texas)

Bell COUNTY)

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Thomas L. Benson, an unmarried man, whose name is, are signed to the foregoing conveyance and who is known to me, acknowledged before me on this date, 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 24 day of June, 1994.



Gayle Lewis
Notary Public:

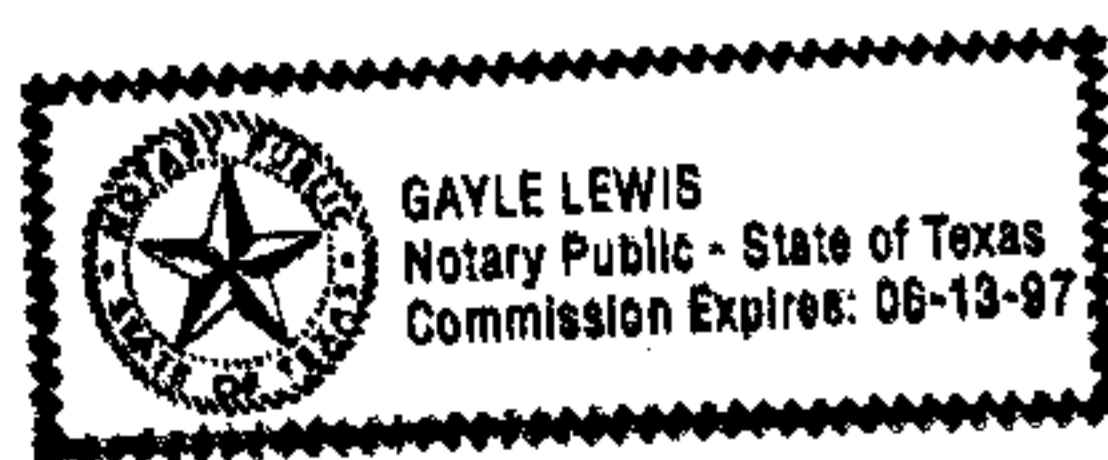
My Commission Expires: 6/13/97

STATE OF Texas)

Bell COUNTY)

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

Given under my hand and official seal this 24 day of June, 1994.



Gayle Lewis
Notary Public:

My Commission Expires: 6/13/97

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