

RERECORDED TO CORRECT ACKNOWLEDGEMENT

20040422000200500 Pg 1/3 20.00
Shelby Cnty Judge of Probate,AL
04/22/2004 13:10:00 FILED/CERTIFIED

This instrument was prepared by

WPC & ASSOCIATES LLC
2 OFFICE PARK CIRCLE
SUITE 105
BIRMINGHAM, ALABAMA

Send Tax Notice To:

J.H. BENEDICT
PATRICIA S. BENEDICT
106 CRESTMONT LANE
PELHAM, ALABAMA 35124



20050111000016900 Pg 1/3 18.00
Shelby Cnty Judge of Probate,AL
01/11/2005 12:53:00 FILED/CERTIFIED

WARRANTY DEED
JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

STATE OF ALABAMA

COUNTY OF SHELBY

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of ONE HUNDRED AND FIFTY EIGHT THOUSAND Dollars

(\$ 158,000.00) to the undersigned grantor, or grantors in hand paid by the GRANTEES

herein, the receipt whereof is acknowledged, we, MARY ELIZABETH

WOODFIN, AN UMARRIED PERSON

(herein referred to as Grantor, whether one or more) do, grant, bargain, sell and convey unto

J. H. BENEDICT AND PATRICIA S. BENEDICT, HUSBAND AND WIFE

.....

(herein referred to as Grantee, whether one or more), as joint tenants with right of survivorship,

the following described real estate situated in SHELBY

County, Alabama, to-wit:

LOT 4, ACCORDING TO THE RESURVEY OF CRESTMONT, AS RECORDED
IN MAP BOOK 22, PAGE 30, IN THE PROBATE OFFICE OF SHELBY
COUNTY ALABAMA.

A PURCHASE MONEY MORTGAGE IN THE AMOUNT OF \$ 147,100.00 IS RECORDED HERewith

TO HAVE AND TO HOLD, to 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,

WARRANTY DEED
JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

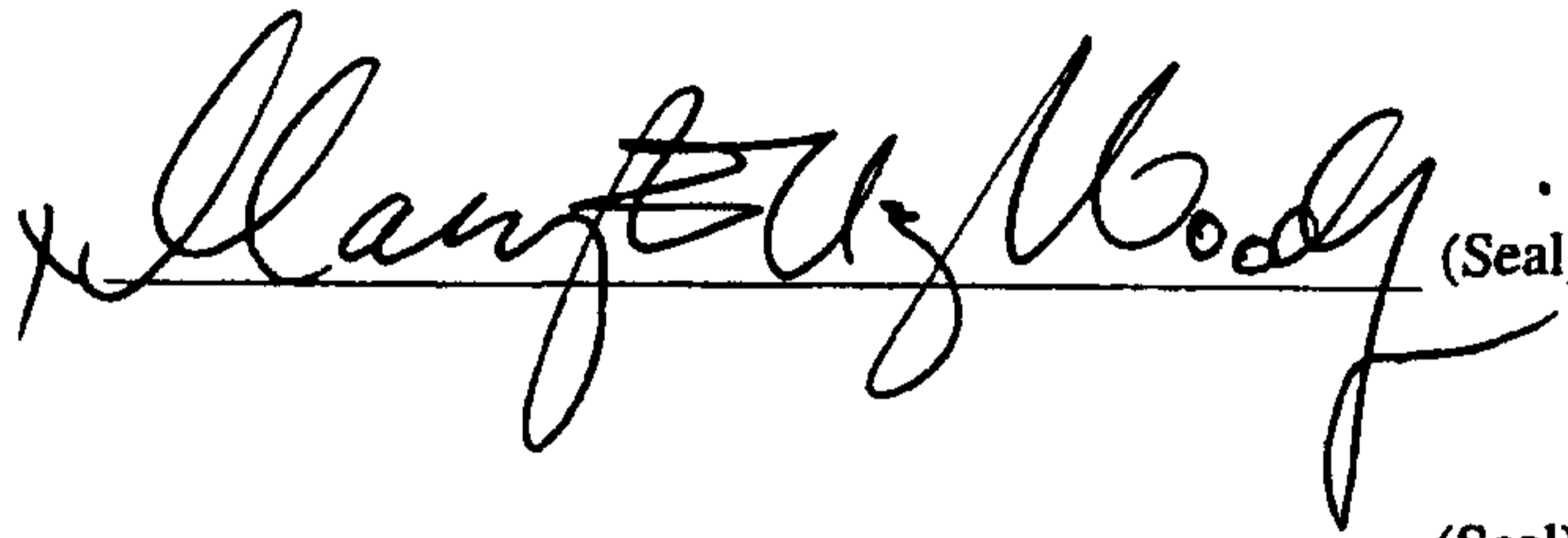
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STATE OF ALABAMA
COUNTY OF SHELBY

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, I have hereunto set MY hand(s)
and seal(s), this 31ST day of MARCH , 20 04 .

 _____ (Seal) _____ (Seal)
_____ (Seal) _____ (Seal)

20040422000208500 Pg 3/3 28.00
Shelby Cnty Judge of Probate, AL
04/22/2004 13:10:00 FILED/CERTIFIED

**WARRANTY DEED
JOINT TENANTS WITH RIGHT OF SURVIVORSHIP**

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STATE OF ALABAMA
COUNTY OF SHELBY

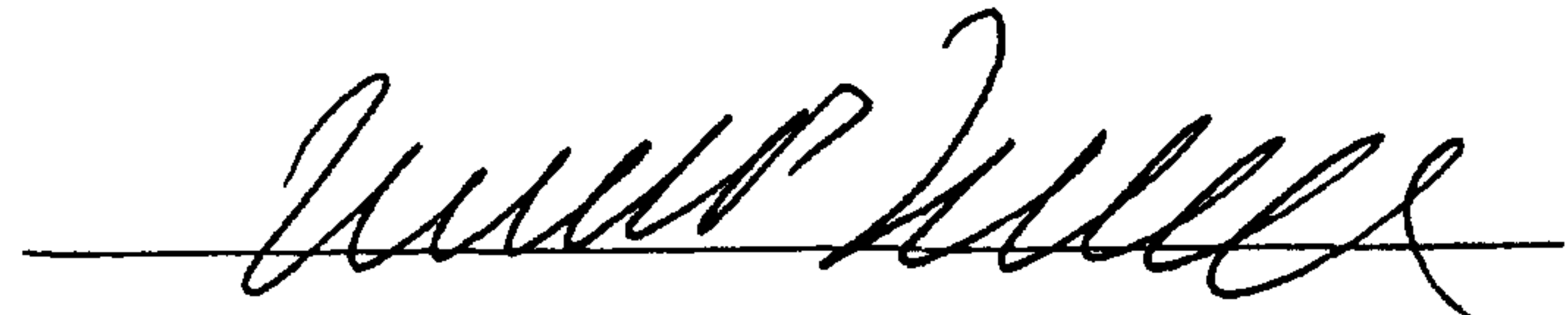
20050111000016900 Pg 3/3 18.00
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General Acknowledgment

I, W. Patrick Cockrell, a Notary Public in
and for said County in said State, hereby certify that
MARY ELIZABETH WOODFIN, AN UNMARRIED PERSON
~~AND PATRICIA S. BENEDICT, HUSBAND AND WIFE~~

whose name(s) ARE signed to the foregoing conveyance, and who ARE known to
me, acknowledged before me on this day, that, being informed of the contents of the
conveyance, THEY, executed the same voluntarily on the day the same bears date.

Given under my hand and official seal, this the 31ST day of
MARCH, 20 04.



Notary Public
WILLIAM PATRICK COCKRELL
Notary Public, AL State at Large
My Comm. Expires May 28, 2006

Return to:

WPC & ASSOCIATES LLC
2 Office Park Circle, Suite 105
BIRMINGHAM, AL 35223
ph 870-0411
fx 870-0311

I certify this to be a true and
correct copy Patricia Yeager Holmister
Probate Judge
Shelby County
2/07/2004