

WARRANTY DEED

Send tax notice to: Charles R. Merritt and Gwen E. Merritt 6044 Terrace Hills Drive Birmingham, AL 35242

THE STATE OF ALABAMA, Shelby COUNTY.

(\$134,000.00) One Hundred

KNOW ALL MEN BY THESE PRESENTS, that in consideration of Thirty Four Thousand DOLLARS and other valuable considerations to the undersigned GRANTOR or GRANTORS in hand paid by the GRANTEE(S) herein, the receipt whereof, is hereby acknowledged we, David M. Benson An unmarried person (herein referred to as GRANTOR(S), do hereby GRANT, BARGAIN, SELL and CONVEY unto Charles R. Merritt and Gwen E. Merritt * (herein referred to as GRANTEE(S), their heirs and assigns, the following described Real Estate, situated in the County of Shelby and State of Alabama, to-wit: *as joint tenants with right of survivorship,

Legal Description attached and made a part hereof. \$100,500.00 of the consideration recited above was paid from the proceeds of a mortgage loan closed simultaneously herewith.

TO HAVE AND TO HOLD, the aforegranted premises to the said GRANTEE(S) their heirs and assigns FOREVER as joint tenants with right of survivorship.

And GRANTOR do(es) covenant with the said GRANTEE(S), their heirs and assigns, that he is lawfully seized in fee simple of the aforementioned premises; that they are free from all encumbrances except as hereinabove provided; that Grantor has(have) a good right to sell and convey the same to the said GRANTEE(S) their heirs and assigns, and that GRANTOR(S) will WARRANT AND DEFEND the premises to the said GRANTEE(S) their heirs and assigns forever, against the lawful claims and demands of all persons, except as hereinabove provided.

IN WITNESS WHEREOF, Grantor have hereunto set his hand and seal, this 22nd day of July 2011.

WITNESS:

X David M. Benson (L.S.)

_____ (L.S.)

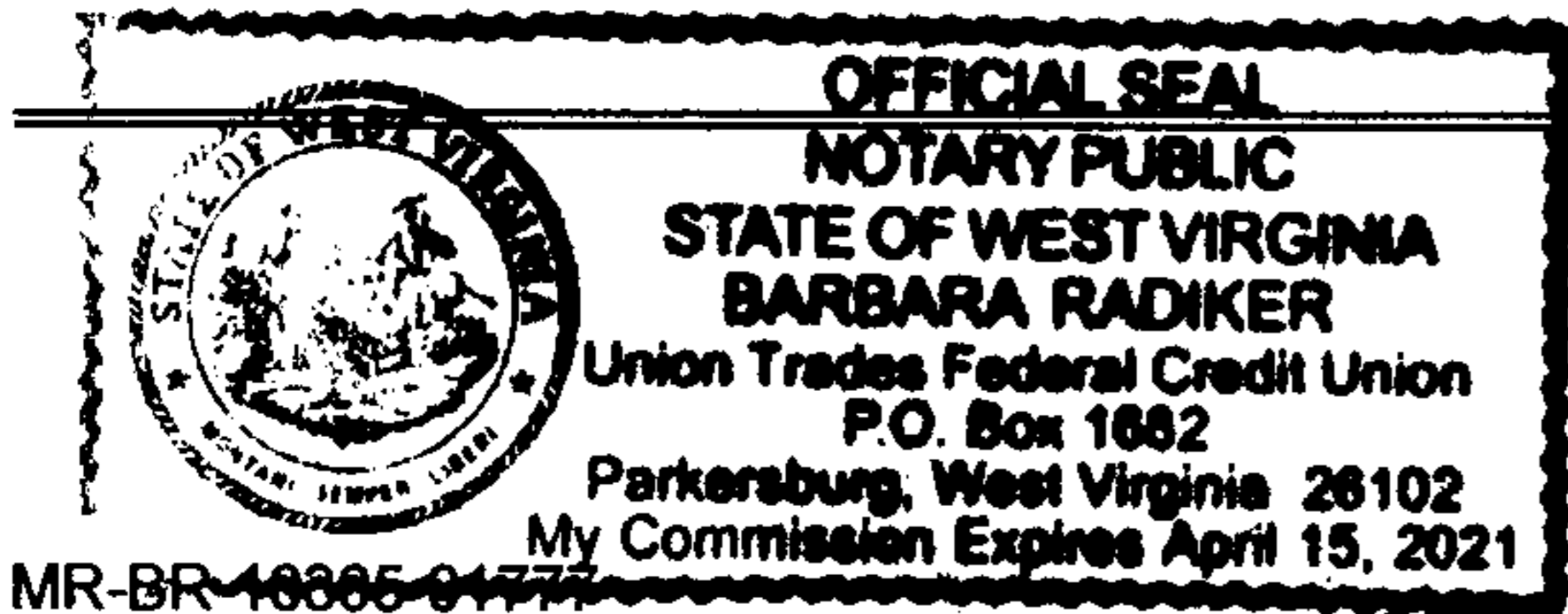
X _____ (L.S.)

_____ (L.S.)

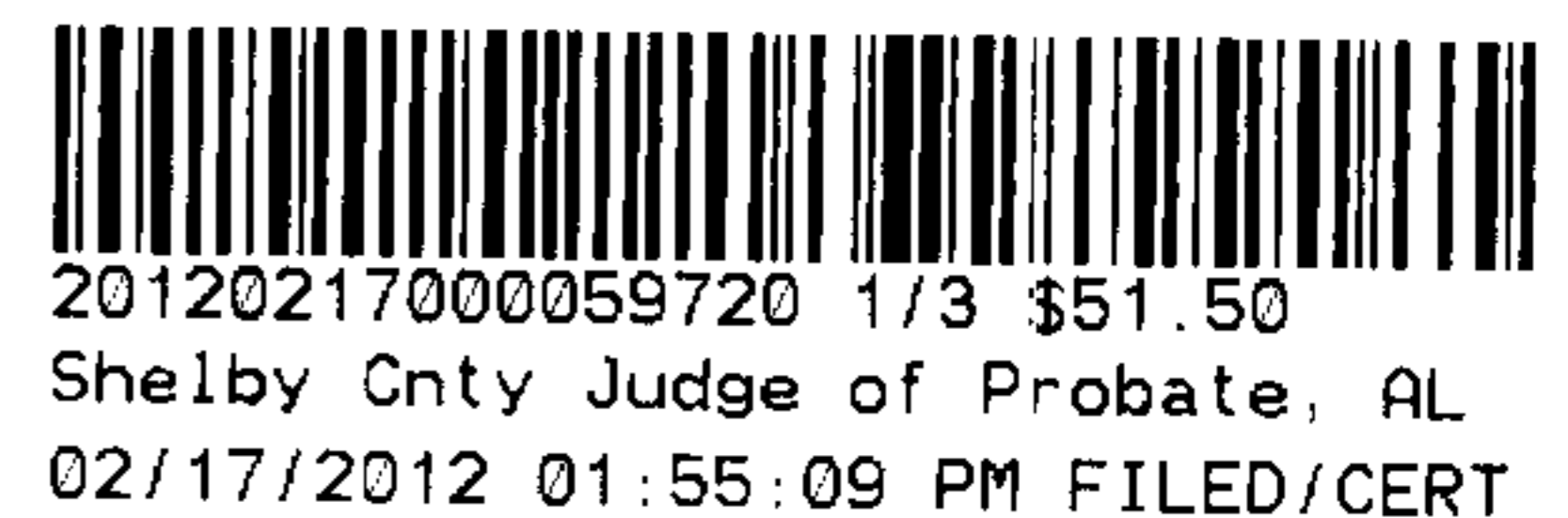
THE STATE OF ALABAMA, Wood COUNTY.

I, the undersigned, Barbara Radiker, a Notary Public, in and for said State W.Va., hereby certify that David M. Benson An unmarried person whose names is/are signed to the foregoing conveyance, and who is/are known to me acknowledged before me on this day that, being informed of the contents of the conveyance, he, she, they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this the 22nd day of July 2011. Barbara Radiker Notary Public



FOR RECORDING ONLY



This instrument was prepared by John F. Morreale 449 Taft Avenue, Glen Ellyn, IL 60137

Shelby County, AL 02/17/2012 State of Alabama Deed Tax: \$33.50



20120217000059720 2/3 \$51.50
Shelby Cnty Judge of Probate, AL
02/17/2012 01:55:09 PM FILED/CERT

WARRANTY DEED

FROM

David M. Benson

TO

Charles R. Merritt & Gwen E. Merritt

EXHIBIT "A"
LEGAL DESCRIPTION



20120217000059720 3/3 \$51.50
Shelby Cnty Judge of Probate, AL
02/17/2012 01:55:09 PM FILED/CERT

Lot 17, according to the Final Plat of Cross Creek Subdivision, as recorded in Map Book 38, Page 3, in the Probate Office of Shelby County, Alabama.