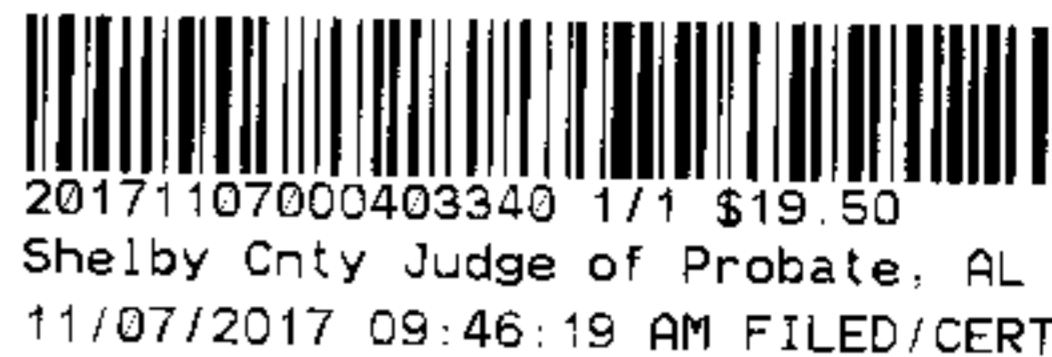


**This Instrument Was Prepared By:**  
Rodney S. Parker, Attorney at Law  
300 Vestavia Parkway, Suite 2300  
Birmingham, AL 35216  
File No. 2017-10-5466  
Documentary Evidence: Sales Contract

**Send Tax Notice To:**  
Faith Foster  
2105 Eagle Ridge Drive  
Birmingham, AL 35242

(Grantees' Mailing Address)

**WARRANTY DEED**



STATE OF ALABAMA )  
COUNTY OF SHELBY )

**KNOW ALL MEN BY THESE PRESENTS:**

That in consideration of **Two Hundred Thirty-Five Thousand and 00/100 Dollars (\$235,000.00)**, which is the total purchase price, in hand paid to the undersigned Grantor(s) herein, the receipt and sufficiency of which are hereby acknowledge, I, **Hubert L. Benson, Jr.**, an unmarried individual, (hereinafter referred to as "Grantor") do by these presents grant, bargain, sell, and convey unto **Faith Foster**, (hereinafter referred to as "Grantee"), the following described real estate situated in **Shelby County, Alabama**, to-wit:

All that certain lot or parcel of land situate in the **County of Shelby**, State of Alabama, and being more particularly described as follows:

Lot 45, according to the Survey of Townes of Brook Highland, as recorded in Map Book 30, pages 133 A & B, in the Probate Office of Shelby County, Alabama.

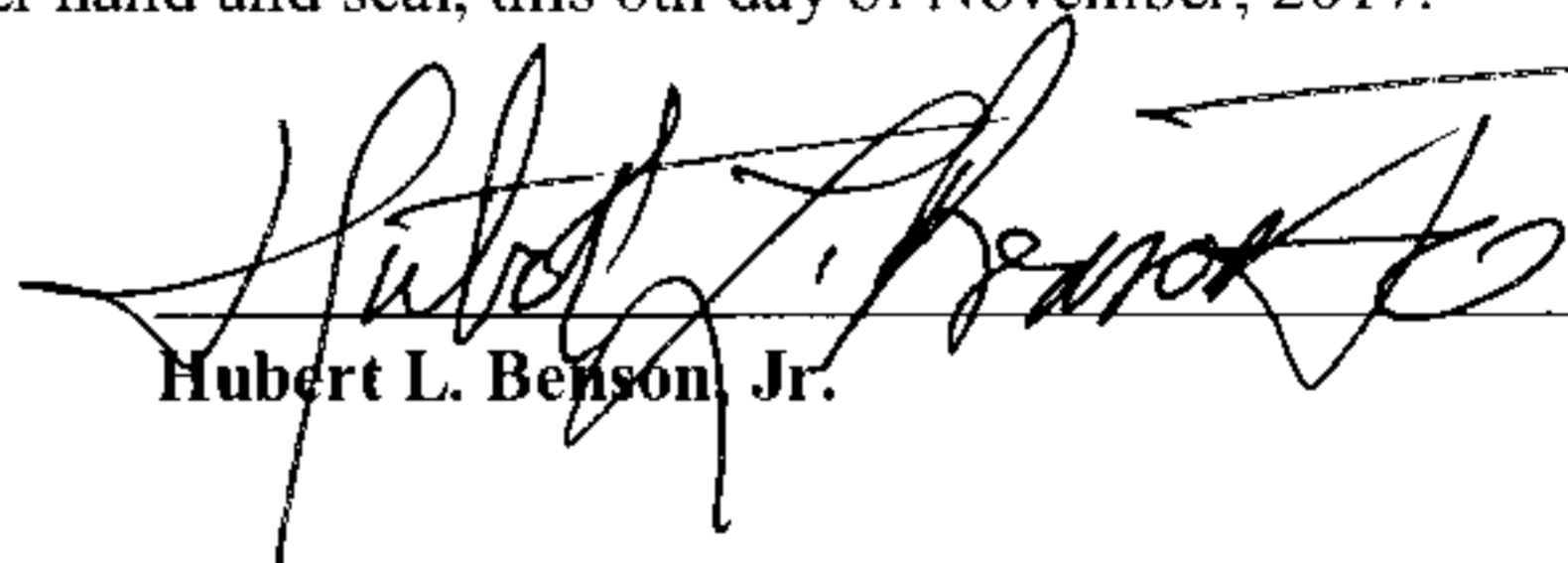
\$230,743.00 of the above-recited purchase price was paid from a mortgage loan closed simultaneously herewith.

SUBJECT TO: Taxes for the current year and all subsequent years, all covenants, restrictions, conditions, encumbrances, easements, rights of way, set back lines, liens and other rights, if any, of record and not of record.

TO HAVE AND TO HOLD unto said Grantee.

Grantor does, for himself/herself, his/her heirs, successors, executors, administrators, personal representatives and assigns, covenant with Grantee, his/her heirs and assigns, that Grantor is lawfully seized in fee simple of said premises; that he/she is free from all encumbrances, unless otherwise noted above; that Grantor does have good right to sell and convey the same as aforesaid; and that Grantor will and his/her heirs, successors, executors, administrators, personal representatives and assigns shall warrant and defend the same to Grantee, his/her heirs and assigns forever, against the lawful claims of all persons.

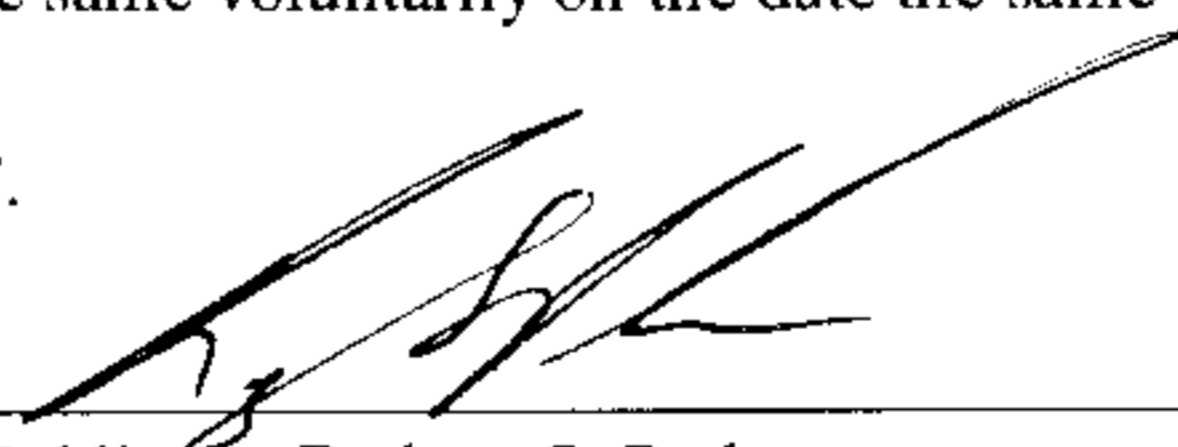
IN WITNESS WHEREOF, the said Grantor has set his/her hand and seal, this 6th day of November, 2017.

 (Seal)  
Hubert L. Benson, Jr.

STATE OF ALABAMA  
COUNTY OF SHELBY

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

Given under my hand and official seal, this 6th day of November, 2017.

  
Notary Public Rodney S. Parker  
My Commission Expires: 12/09/2019

**Grantors' Mailing Address:**  
1049 Linkside Dr  
Birmingham AL 35242

Shelby County, AL 11/07/2017  
State of Alabama  
Deed Tax: \$4.50

