

SEND TAX NOTICE TO:

(Name) Richard W. Benson
2343 Haden St.
(Address) B'ham, Al. 35226

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This instrument was prepared by

(Name) Dale Corley, Attorney
2100 16th Avenue So.
(Address) Birmingham, Alabama 35205

FM No. AIC 27 Rev. 5/82

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP - ALABAMA TITLE CO., INC., Birmingham, AL.

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

That in consideration of Twenty Eight Thousand Two Hundred and No/100 (\$28,200.00) DOLLARS

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

Charlotte S. Kyle, an unmarried woman (formerly known as Charlotte S. Martin)

(herein referred to as grantors) do grant, bargain, sell and convey unto

Richard W. Benson and wife, Lynda C. 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 7, according to the Survey of Parkview, as recorded in Map
Book 7, Page 44, in the Office of the Judge of Probate, Shelby
County, Alabama.

Subject to existing easements, restrictions, set-back lines, rights of way, limitations, if any, of record.

\$16,200.00 of the above recited purchase price was paid from a purchase money mortgage closed simultaneously herewith.

Charlotte S. Kyle, Charlotte S. Martin and Charlotte K. Martin are all one and the same person.

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, I have hereunto set my hand(s) and seal(s), this 13th day of January, 1984.

WITNESS:

See Notary 442 pg. 47
1984 JAN 17 AM 9:45
(Seal) *Charlotte S. Kyle* (Seal)
14 Charlotte S. Kyle (Seal)
(Seal) (Seal)
(Seal) (Seal)

STATE OF ALABAMA }
Jefferson COUNTY }

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Charlotte S. Kyle, an unmarried woman (Formerly known as Charlotte S. Martin) 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 she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 13th day of January, A.D., 1984

Notary Public.

BOOK 352 PAGE 727