



JEFFERSON TITLE CORPORATION

This instrument was prepared by

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(Name) Courtney H. Mason, Jr.
 PO Box 360187
 (Address) Birmingham, AL 35236-0187

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

STATE OF ALABAMA

Shelby COUNTY

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of seventy-two thousand six hundred & NO/100th (\$72,600.00) DOLLARS

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

M. T. Forrester, Jr. and wife, Sherri Forrester, and Catherine M. Abercrombie, an
unmarried woman
 (herein referred to as grantors) do grant, bargain, sell and convey unto

A. J. Benintende and wife, Virginia L. Benintende

(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 256, according to the Survey of Chandalar South, Sixth Sector Addition, as recorded in Map Book 7 page 50 in the Probate Office of Shelby County, Alabama; being situated in Shelby County, Alabama.

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

\$72,192.00 of the above recited purchase price was paid from a mortgage loan closed simultaneously herewith.

Grantees' Address: 2316 Chandawood Drive
 Pelham, AL 35124

STATE OF ALA. SHELBY CO.
 I CERTIFY THIS
 INSTRUMENT WAS FILED

1985 SEP 24 PM 12:10

Thomas A. Benintende, Jr.
 JUDGE OF PROBATE

RECORDING FEES

Mortgage Tax	\$ _____
Deed Tax	<u>1.00</u>
Mineral Tax	_____
Recording Fee	<u>2.50</u>
Index Fee	<u>2.00</u>
TOTAL	\$ <u>5.50</u>

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

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, we have hereunto set our hand(s) and seal(s), this 20th day of September, 19 85

WITNESS:

(Seal) *M. T. Forrester, Jr.* (Seal)
M. T. Forrester, Jr.
 (Seal) *Sherri Forrester* (Seal)
Sherri Forrester
 (Seal) *Catherine M. Abercrombie* (Seal)
Catherine M. Abercrombie

STATE OF ALABAMA

SHELBY COUNTY

General Acknowledgment

I, THE UNDERSIGNED, a Notary Public in and for said County, in said State, hereby certify that M. T. Forrester, Jr., and wife, Sherri Forrester and Catherine M. Abercrombie, an unmarried woman whose names 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 20th day of September, A.D., 19 85