

Send Tax Notice To:

Leslie C. Rawls
3304 Woodford Circle
Birmingham, AL 35242

1230

This Instrument Was Prepared By:

Frank K. Bynum, Esquire
2100 SouthBridge Parkway, Suite 650
Birmingham, Alabama 35209

STATE OF ALABAMA)
COUNTY OF SHELBY) KNOW ALL MEN BY THESE PRESENTS,

That in consideration of TWO HUNDRED TWENTY FIVE THOUSAND AND NO/100

Dollars.....(\$225,000.00) to the undersigned grantor in hand paid by the Grantees herein, the receipt of which is hereby acknowledged, William B. Benner, and wife, Patricia G. Benner, (herein referred to as Grantor) do grant, bargain, sell and convey unto LESLIE C. RAWLS AND ANTIONETTE C. RAWLS(herein referred to as Grantees) as joint tenants, with right of survivorship, the following described real estate, situated in the State of Alabama, County of SHELBY, to-wit:

Lot 48, in Block 2, according to the Amended Survey of Woodford, a Subdivision of Inverness, as recorded in Map Book 8, page 51, A, B, C and D, in the Office of the Judge of Probate of Shelby County, Alabama. Mineral and mining rights excepted.

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

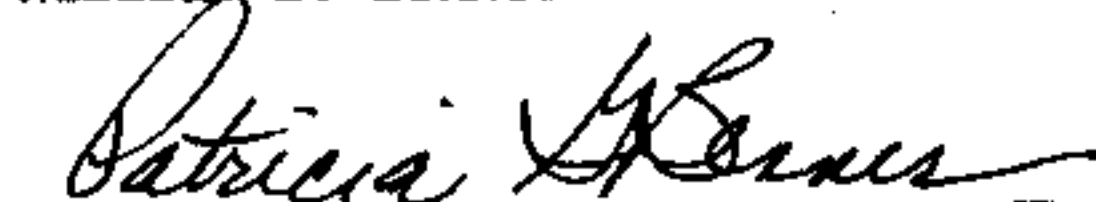
\$ 165,000.00 of the purchase price recited above was paid from a mortgage loan closed simultaneously herewith.

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 do for myself and for my heirs, executors, and administrators covenant with said Grantees, their heirs and assigns, that they are lawfully seized in fee simple of said premises, that they are free from all encumbrances, unless otherwise noted above; that we have a good right to sell and convey the same as aforesaid; that I will and my 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 hands and seal, this 25 day of July, 1988.


William B. Benner


Patricia G. Benner

✓ Corley

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STATE OF ALABAMA)

COUNTY OF SHELBY)

I, the undersigned, a Notary Public in and for said County in said State, hereby certify that William B. Benner, and wife, Patricia G. Benner, 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 date the same bears date.

Given under my hand and official seal, this the 25th day of July, 1988.

Elizabeth B. Benner
Notary Public

My Commission Expires: April 21, 1991

benner.txt

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STATE OF ALA. SHELBY CO.
I CERTIFY THIS
INSTRUMENT WAS FILED
89 JAN 18 AM 9:50

Elizabeth B. Benner
JUDGE OF PROBATE

1. Deed Tax \$ 60.00
2. Mtg Tax
3. Recording Fee 5.00
4. Indexing Fee 1.00
TOTAL 66.00

5.00
1.00
6.00
12.00