

This instrument prepared by

(Name) JAMES R. KRAMER

(Address) P. O. BOX 1012, ALABASTER, ALABAMA 35007

Form 1-1-27 Rev. 1-66

WARRANTY DEED—Lawyers Title Insurance Corporation, Birmingham, Alabama

STATE OF ALABAMA

SHELBY

COUNTY

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of TEN AND 00/100 DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION

to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged, I or we,

LULA DANIELS BENISON, a widow

(herein referred to as grantor, whether one or more), grant, bargain, sell and convey unto

SARA GREEN

(herein referred to as grantee, whether one or more), the following described real estate, situated in SHELBY County, Alabama, to-wit:

LOT 14, BLOCK (A) IN NICKERSON ADDITION TO ALABASTER, LYING AND BEING IN THE NORTH 1/2 OF THE SOUTHWEST 1/4 OF SECTION ONE, TOWNSHIP 21, RANGE 3 WEST, LOCATED IN SHELBY COUNTY, ALABAMA.

SAID PROPERTY HEREIN CONVEYED IS ONE AND THE SAME AS THE PROPERTY CONVEYED BY K. B. NICKERSON TO LULA DANIELS AND RECORDED IN DEED BOOK 140, PAGE 155, LOCATED IN THE OFFICE OF THE PROBATE JUDGE OF SHELBY COUNTY, ALABAMA.

BOOK 253 PAGE 195

TO HAVE AND TO HOLD to the said grantee, his, her or their heirs and assigns forever.

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 hands(s) and seal(s), this 1ST day of MAY, 1989.

STATE OF ALA. SHELBY
I CERTIFY THIS
INSTRUMENT WAS FILED

89 AUG 25 PM 2:02

Judge of Probate

STATE OF ALABAMA

SHELBY

COUNTY

Lula Daniels Benison
LULA DANIELS BENISON

1. Deed Tax \$1.50

2. Mtg. Fee

3. Recording Fee 2.50

4. Indexing Fee 1.00

General Acknowledgment

TOTAL

7.00

I, THE UNDERSIGNED

hereby certify that LULA DANIELS BENISON, a widow

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 1ST day of MAY, A. D., 1989.

James R. Kramer