

This instrument was prepared by  
(Name) Larry L. Halcomb  
(Address) 3512 Old Montgomery Highway  
Homewood, Alabama 35209

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Send Tax Notice To: Jonathan S. Benoit  
2913 Dublin Drive  
Helena, Alabama 35080  
address

WARRANTY DEED-

STATE OF ALABAMA }  
SHELBY COUNTY } KNOW ALL MEN BY THESE PRESENTS:

That in consideration of Seventy one thousand one hundred & No/100 (71,100.00)

to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged, I  
or we, Lara J. Nance, a single woman

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

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

Lot 19, according to the Survey of Braelinn Village, Phase I, as recorded in Map Book  
11 page 100 in the Probate Office of Shelby County, Alabama; being situated in Shelby  
County, Alabama.

Subject to taxes for 1990.

Subject to restrictions, building line, easements and agreement with Alabama Power Company  
of record.

The grantor does not warrant title to minerals and mining rights.

\$ 1.00  
\$ 2.50  
\$ 3.00  
\$ 1.00  
\$ 7.50

\$70,584.00 of the purchase price was paid from the proceeds of a mortgage loan closed  
simultaneously herewith.

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 GRANTEEES,  
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 GRANTEEES, 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 28  
day of December, 19 89.

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

90 JAN -5 AM 8:53 (Seal)

JUDGE OF PROBATE

STATE OF ALABAMA }  
Wetzel COUNTY }

General Acknowledgment

I, The Undersigned, a Notary Public in and for said County, in said State,  
hereby certify that Lara J. Nance, a single woman  
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 28 day of December, A. D., 19 89.

My Commission Expires: May 15, 1990

Hayel J. Colburn  
Notary Public  
(SEAL)