

This instrument was prepared by

(Name) Clayton T. Sweeney
2100 SouthBridge Parkway, Suite 650
(Address) Birmingham, AL 35209

1582
7.50
2.00
2.50
7.50
Send Tax Notice To: Richard W. Benson
name 5554 Parkview Circle
Birmingham, AL 35242
address

WARRANTY DEED-

LAND TITLE COMPANY OF ALABAMA

STATE OF ALABAMA
Shelby COUNTY

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of Thirty Nine Thousand Five Hundred and no/100 Dollars

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

Charles Wilson Clarke, an unmarried man

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

Richard W. Benson, d.b.a. Benson Custom Homes

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

Lot 25, according to the Survey of Willowbrook, as recorded in Map Book
11, Page 48 A & B, in the Probate Office of Shelby County, Alabama;
being situated in Shelby County, Alabama.

Subject to:

Advalorem taxes for the year 1990 which are a lien but are not due and payable until
October 1, 1990.

Existing easements, restrictions, set-back lines, limitations, if any,
of record.

ALL of the above consideration was paid from the proceeds of a purchase money
mortgage closed simultaneously herewith.

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

90 MAR 23 PM 4:18

JUDGE OF PROBATE

1. Grant Fee	\$	—
2. Mfg. Fee	\$	—
3. Recording Fee	\$	2.50
4. Indexing Fee	\$	3.00
5. No Tax Fee	\$	1.00
6. Certified Fee	\$	1.00
Total	\$	7.50

TO HAVE AND TO HOLD to the said grantees, 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 19th
day of March, 1990.

(Seal)

Charles Wilson Clarke
Charles Wilson Clarke

(Seal)

(Seal)

(Seal)

(Seal)

(Seal)

STATE OF ALABAMA
Jefferson COUNTY

General Acknowledgment

I, the undersigned, a Notary Public in and for said County, in said State,
hereby certify that Charles Wilson Clarke, an unmarried man
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 he executed the same voluntarily
on the day the same bears date.

Given under my hand and official seal this 19th day of March, A. D., 1990.

Clayton T. Sweeney
Notary Public