

This instrument was prepared by

(Name) JAMES R. MONCUS, JR., ATTORNEY

(Address) 1318 ALFORD AVENUE, SUITE 102
BIRMINGHAM ALABAMA 35226

328
Send Tax Notice To: DAVID K. WILLIAMSON

name

2519 WILLOWBROOK CIRCLE

address

BIRMINGHAM AL 35242

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP LAND TITLE COMPANY OF ALABAMA

STATE OF ALABAMA
JEFFERSON

COUNTY

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of ONE HUNDRED EIGHTY FOUR THOUSAND SEVEN HUNDRED EIGHTY AND NO/100 DOLLARS
(\$184,780.00)

to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we,
RICHARD W. BENSON D/B/A BENSON CUSTOM HOMES, A MARRIED MAN

(herein referred to as grantors) do grant, bargain, sell and convey unto

DAVID K. WILLIAMSON AND DONNA H. WILLIAMSON

(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 25, ACCORDING TO THE MAP AND SURVEY OF WILLOWBROOK, AS RECORDED IN MAP BOOK
11, PAGE 48 A & B, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.

SUBJECT TO ALL EASEMENTS, RESTRICTIONS AND RIGHTS-OF-WAY OF RECORD.

\$175,500.00 OF THE ABOVE RECITED PURCHASE PRICE WAS PAID FROM A MORTGAGE LOAN
CLOSED SIMULTANEOUSLY HERewith.

THIS PROPERTY IS NOT THE HOMESTEAD OF GRANTOR OR HIS SPOUSE.

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

90 JUL -6 AM 9:29

JUDGE OF PROBATE

1. Deed Tax \$9.50
2. Map Tax \$
3. Int. Tax \$4.38
4. \$3.28
5. \$
6. \$1.20
Total \$16.00

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 (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 hand(s) and seal(s), this 3RD
day of JULY, 1990

WITNESS:

(Seal)

(Seal)

(Seal)

Richard W. Benson (Seal)
RICHARD W. BENSON D/B/A
BENSON CUSTOM HOMES (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 RICHARD W. BENSON D/B/A BENSON CUSTOM HOMES, A MARRIED 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 3RD day of JULY, A. D., 1990

[Signature]
Notary Public.