

This instrument was prepared by

(Name) Albert F. Thomasson
972 Montclair Road, Suite B
(Address) Birmingham, Alabama 35213

Send Tax Notice To: Richard W. Benson

name
6741 Remington Circle
address
Helena, Alabama 35080

WARRANTY DEED

STATE OF ALABAMA

Shelby COUNTY KNOW ALL MEN BY THESE PRESENTS,

That in consideration of Twenty-Eight Thousand Dollars and no/100 DOLLARS

to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, ~~XXX~~ I,

Albert F. Thomasson d/b/a AFTCO Properties, a married man
(herein referred to as grantors) do grant, bargain, sell and convey unto

Richard W. Benson d/b/a Benson Custom Homes
(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 7, according to the Survey of Indian Woods Forest, Fourth Sector,
as recorded in Map Book 14, Page 112, in the Probate Office of Shelby
County, Alabama.

Mineral and mining rights excepted.

Subject to current taxes, easements and restrictions of record.

The property conveyed is not the homestead of the grantor or his spouse.

All of the consideration was paid from the proceeds of a mortgage loan
closed simultaneously herewith.

1. Deed Tax	-----	\$	-----
2. Mtg. Tax	-----	\$	-----
3. Recording Fee	-----	\$	2.50 1.00
4. Indexing Fee	-----	\$	3.00 2.50
5. No Tax Fee	-----	\$	1.00 4.00
6. Certified Fee	-----	\$	1.00 7.50
Total	-----	\$	7.50 7.50

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 8th
day of January, 1991

WITNESS:

Amelia L. Killian (Seal)

ALBERT F. THOMASSON d/b/a
AFTCO PROPERTIES

Albert F. Thomasson (Seal)

STATE OF ALABAMA
I CERTIFY THIS
INSTRUMENT WAS FILED

STATE OF ALABAMA

Jefferson COUNTY

91 JAN 11 AM 10:24

General Acknowledgment

I, the undersigned

Thomas A. Snowden Jr.
JUDGE OF PROBATE

hereby certify that Albert F. Thomasson
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 has executed the same voluntarily
on the day the same bears date.

Given under my hand and official seal this 8th day of January, A. D., 19 91

Carolyn Swann

Notary Public

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