

This instrument was prepared by

1380

Send Tax Notice To: Richard W. Benson

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

name
441 Valley View Road
address
Pelham, Alabama 35124

WARRANTY DEED

STATE OF ALABAMA

Shelby COUNTY

KNOW ALL MEN BY THESE PRESENTS,

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

to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, 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 5, Block 4 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 the consideration was paid from the proceeds of a mortgage loan
closed simultaneously herewith.

1	Deed Tax	
2		
3		2.50
4		3.00
5		7.00
6		1.00
Total		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 9th
day of May, 1991.

WITNESS:

Kathy J. Owens (Seal)
Susan C. Walker (Seal)

ALBERT F. THOMASSON
d/b/a AFTCO PROPERTIES
Albert F. Thomasson (Seal)

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

STATE OF ALABAMA

Jefferson COUNTY

91 MAY 20 10 9:59
General Acknowledgment

I, the undersigned, a Notary Public in and for said County, in said State,
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 9th day of May, A. D., 1991

Carolyn Swann
Notary Public.

CORLEY, MONCUS & WARD, P.C.

BOOK 343 PAGE 778