

SEND TAX NOTICE TO:
Robert W. Hanson and
(Name) Jane L. Hanson
927 Copena Drive
(Address) Pelham, Alabama 35124

This instrument was prepared by
Clayton T. Sweeney
(Name) Corley, Moncus & Ward, P.C.
2100 SouthBridge Parkway Suite 650
(Address) Birmingham, Alabama 35209

Form TICOR 5200 1-84
WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP - TICOR TITLE INSURANCE

STATE OF ALABAMA }
Shelby COUNTY } KNOW ALL MEN BY THESE PRESENTS.

That in consideration of One Hundred Seventy Five Thousand and No/100----(\$175,000.00)--- DOLLARS

to the undersigned grantor or grantors in hand paid by the GRANTEES hereip, the receipt whereof is acknowledged, we,
Richard W. Benson, a married man, dba Benson Custom Homes

(herein referred to as grantors) do grant, bargain, sell and convey unto
Robert W. Hanson and Jane L. Hanson

(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 4, Block 4, according to the Survey of Indian Woods Forest, Fourth Sector,
recorded in Map Book 14, Page 112, in the Probate Office of Shelby County,
Alabama.

Subject to:

1. Advalorem taxes for the year 1990 which are a lien, but not due and payable until October 1, 1991.
2. Existing easements, restrictions, rights of way, building set back lines and limitations of record.

\$130,000.00 of the consideration was paid from the proceeds of a mortgage loan closed simultaneously herewith.

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

45.00
25.00
6.00
51.50

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 28th

day of June, 19 91.

WITNESS:

1. Deed Tax \$45.00
2. Reg. Tax \$25.00
3. Recording Fee \$6.00
4. Notary Fee \$1.00
5. No Tax Fee \$1.00
Total \$51.50

Richard W. Benson dba Benson Custom Homes
STATE OF ALA. SHELBY CO.
I CERTIFY THIS INSTRUMENT WAS FILED

STATE OF ALABAMA }
Jefferson COUNTY }

I, the undersigned
hereby certify that Richard W. Benson, a married man, dba Benson Custom Homes
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 28th day of June, A.D., 19 91

ORLEY, MONCUS & WARD, P.C.