

WARRANTY DEED

SEND TAX NOTICE TO:  
Mr. James Edison  
5412 Hickory Ridge Drive  
Birmingham, Al 35242

THE STATE OF ALABAMA,  
SHELBY COUNTY.

KNOW ALL MEN BY THESE PRESENTS, that in consideration of TWO HUNDRED THREE THOUSAND FIVE HUNDRED & NO/100 DOLLARS and other valuable considerations to the undersigned GRANTOR or GRANTORS in hand paid by the GRANTEE(S) herein, the receipt whereof, is hereby acknowledged we, STEPHEN D. BENNETT & NANCY J. BENNETT, HUSBAND & WIFE (herein referred to as GRANTOR(S), do hereby GRANT, BARGAIN, SELL and CONVEY unto James Eidson and wife, Barbara Eidson (herein referred to as GRANTEE(S), heirs and assigns, the following described Real Estate, situated in the County of SHELBY and State of Alabama. to-wit:

LOT 120, ACCORDING TO THE AMENDED MAP OF HICKORY RIDGE, AS RECORDED IN MAP BOOK 11, PAGE 79, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.

THIS CONVEYANCE IS MADE SUBJECT TO AD VALOREM TAXES FOR THE CURRENT YEAR; ALL EASEMENTS, RESTRICTIVE COVENANTS, RESERVATIONS AND RIGHTS OF WAY APPEARING OF RECORD AFFECTING THE SUBJECT PROPERTY.

\$110,000.00 of the above recited purchase price was paid from a mortgage loan closed simultaneously herewith.

BOOK 357 PAGE 306

STATE OF ALA. SHELBY CO.  
I CERTIFY THIS INSTRUMENT WAS FILED  
91 AUG -6 AM 11:11  
JUDGE OF PROBATE

1. Deed Tax	93.50
2. Mfg. Tax	2.50
3. Recording Fee	3.00
4. Indexing Fee	1.00
5. No. Tax Fee	1.00
6. Government Fee	1.00
Total	100.00

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.

TO HAVE AND TO HOLD, the aforegranted premises to the said GRANTEE(S), their heirs and assigns FOREVER. And GRANTOR(S) do covenant with the said GRANTEE(S), their heirs and assigns, that they are lawfully seized in fee simple of the aforementioned premises; that they are free from all encumbrances, except as hereinabove provided; that they have a good right to sell and convey the same to the said GRANTEE(S), their heirs and assigns, and that GRANTOR(S) will WARRANT AND DEFEND the premises to the said GRANTEE(S), their heirs and assigns forever, against the lawful claims and demands of all persons, except as hereinabove provided.

IN WITNESS WHEREOF we have hereunto set our hand s and seal s, this 4th day of August 1990. Stephen D. Bennett (L.S.)  
Nancy J. Bennett (L.S.)  
WITNESS: J. L. Hines (L.S.)  
Shannon Waldrop (L.S.)

THE STATE OF ALABAMA, Shelby COUNTY. I, Betty M. Dickerson, a Notary Public in and for said State of Alabama hereby certify that STEPHEN D. BENNETT & NANCY J. BENNETT, HUSBAND & WIFE

whose name S ARE signed to the foregoing conveyance, and who ARE known to me acknowledged before me on this day, that, being informed of the contents of the conveyance THEY executed the same voluntarily on the day the same bears date. Given under my ha official seal this 4th day of Aug 1990