

Send Tax Notice To:
Richard G. Benson
100 Hodgens Road
Chelsea, Alabama 35043
PID# 14-1-01-0-000-011.001

Inst # 1993-27053

**CORPORATION FORM WARRANTY DEED
JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR**

**STATE OF ALABAMA
Shelby COUNTY**

KNOW ALL MEN BY THESE PRESENTS, That in consideration of

Eighty-Eight Thousand Two Hundred and 00/100'S * (\$88,200.00)**

to the undersigned Grantor Wright Homes, Inc. a corporation, (herein referred to as Grantor) does by these presents grant, bargain, sell and convey unto

Richard G. Benson and Lethea F. Benson

(herein referred to as Grantees), for and during their joint lives and upon the death of either of them, then to the survivor of them in fee simple, together with every contingent remainder and right of reversion, the following described real estate, situated in **Shelby County, Alabama**, to-wit:

Commence at the Southwest corner of the Northwest 1/4 of the Northeast 1/4 of Section 1, Township 20 South, Range 2 West, Shelby County, Alabama and run east along the South line of said 1/4-1/4 Section for a distance of 60.0 feet to point of beginning; thence continue along last described course for a distance of 265.99 feet; thence left 90 degrees 11 minutes 32 seconds and run northerly 327.0 feet; thence left 89 degrees 48 minutes 30 seconds and run westerly 266.7 feet; thence left 90 degrees 18 minutes 58 seconds and run southerly 327.0 feet to point of beginning.

\$69200.00 of the consideration stated hereinabove was paid from the proceeds of a mortgage loan of even date and closed simultaneously herewith. Subject to ad valorem taxes for 1993 and subsequent years, said taxes being a lien but not due and payable until October 1, 1993. Subject to restrictions, building lines, easements, agreements and right of ways as same are filed of record.

TOGETHER WITH all and singular, the rights and privileges, hereditaments, and appurtenances thereto belonging or in anywise appertaining.

TO HAVE AND TO HOLD, To the said Grantees, for and during their joint lives and upon the death of either of them, then to the survivor of them in fee simple, and to the heirs and assigns of such survivor 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 in and to the property described hereinabove shall pass to the surviving GRANTEE, and if one does not survive not survive the other, then the heirs and assigns of the GRANTEES herein shall take as tenants in common.

And said Grantor does for itself, its successors and assigns, covenant with said Grantee, his, her or their heirs and assigns, that it is lawfully seized in fee simple of said premises, that they are free from all encumbrances, that it has a good right to sell and convey the same as aforesaid, and that it will, and its successors and assigns shall, warrant and defend the same to the said Grantee, his, her or their heirs, executors and assigns

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forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the said Grantor by its **President**, who is authorized to execute this conveyance, hereto set its signature and seal this **27th day of August, 1993.**

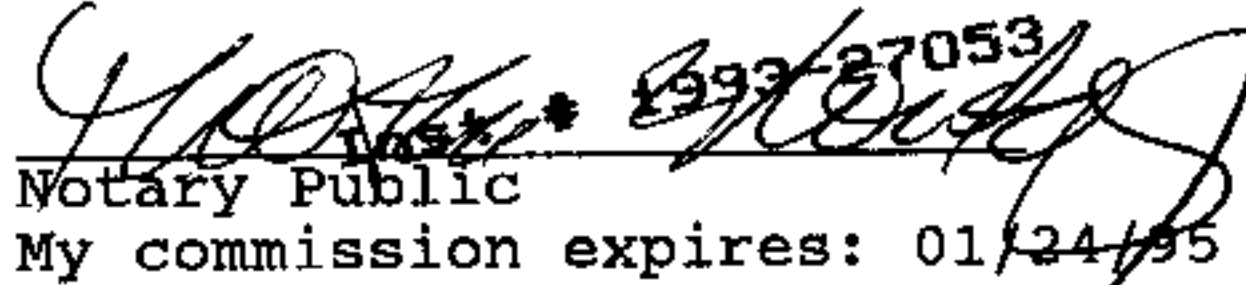
Wright Homes, Inc.


Richard A. Wright, President

**STATE OF ALABAMA
JEFFERSON COUNTY**

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that **Richard A. Wright and** whose name as **President of Wright Homes, Inc.,** a corporation, 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/she as such officer and with full authority executed the same voluntarily for and as the act of said corporation on the day the same bears date.

Given under my hand and official seal, this **27th day of August, 1993.**


Notary Public
My commission expires: 01/24/95

93432B

This instrument prepared by:

Thomas E. Norton, Jr., Attorney at Law
Second Floor East
Mountain Brook Center
2700 Highway 280 South
Birmingham, AL 35223

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