

This instrument was prepared by
(Name) Holliman, Shockley & Kelley
(Address) 3821 Lorna Road, #110
Birmingham, AL 35244

Send Tax Notice To: Dawn M. Smith
name
21 Chase Plantation Parkway
address
Hoover, AL 35244

WARRANTY DEED-

STATE OF ALABAMA
SHELBY COUNTY

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of ONE HUNDRED NINETEEN THOUSAND TWO HUNDRED AND NO/100 DOLLARS (\$119,200.)

to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged, I
or we, James A. Benton, Jr. and wife, Jewell G. Benton

(herein referred to as grantor, whether one or more), grant, bargain, sell and convey unto

Dawn M. Smith

(herein referred to as grantee, whether one or more), the following described real estate, situated in
SHELBY County, Alabama, to-wit:

Lot 21, according to the Amended Map of Chase Plantation
2nd Sector, recorded in Map Book 8, Page 159, in the
Probate Office of Shelby County, Alabama.

Subject to existing easements, restrictions, set-back lines, rights of way, limitations,
if any, of record.

\$95,360.00 of the purchase price recited above was paid from mortgage loan
closed simultaneously herewith.

Inst # 1994-18115

06/06/1994-18115
12:07 PM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
DO1 MJS 32.50

TO HAVE AND TO HOLD to the said grantee, his, her or their heirs and assigns forever.

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, we have hereunto set our hands(s) and seal(s), this 27th
day of May, 1994.

(Seal)

(Seal)

(Seal)

James A. Benton, Jr.

Jewell G. Benton

Jewell G. Benton

(Seal)

(Seal)

(Seal)

STATE OF ALABAMA
SHELBY COUNTY

General Acknowledgment

I, the undersigned, a Notary Public in and for said County, in said State,
hereby certify that James A. Benton, Jr. and wife, Jewell G. Benton
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 hand and official seal this 27th day of May, A. D., 1994.

James A. Holliman
Notary Public

NOTARY PUBLIC STATE OF ALABAMA AT LARGE
MY COMMISSION EXPIRES: Mar. 12, 1997.
BONDED THRU NOTARY PUBLIC UNDERWRITERS.