

This form furnished by: **Cahaba Title, Inc.**

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This instrument was prepared by:

(Name) Courtney Mason & Assoc. PC
(Address) PO BOX 360187
Birmingham, AL 35244

Send Tax Notice to:

(Name) Virginia L. Benintende
(Address) 608 St. Anne's Terrace
Birmingham, AL 35244

WARRANTY DEED

STATE OF ALABAMA

SHELBY

COUNTY }

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of Five Hundred and no/100ths-----\$500.00 DOLLARS

to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt of which is hereby acknowledged, I or we,

A.J. Benintende, Jr. and Virginia L. Benintende, husband and wife
(herein referred to as grantor, whether one or more), do grant, bargain, sell and convey unto

Virginia L. Benintende

(herein referred to as grantee, whether one or more), the following described real estate, situated in

Shelby

County, Alabama, to-wit:

Lot 17-A, according to a resurvey of Lots 14, 15 16 and 17, Heatherwood Sector 2, as recorded in Map Book 9 page 5 in Office of the Judge of Probate of Shelby County, Alabama (originally recorded in Map Book 8 page 28); situated in Shelby County, Alabama.

Subject to existing easements, restrictions, set-back lines, right of ways, limitatinos, if any, of record.

Inst # 1995-01612

01/19/1995-01612
01:10 PM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
001 MCD 9.00

THE PREPARER OF THIS DOCUMENT HAS NOT
EXAMINED TITLE TO THE PROPERTY DESCRIBED
HEREIN AND MAKES NO CERTIFICATION AS TO TITLE.

TO HAVE AND TO HOLD, To the said GRANTEE, his, her or their heirs, or its successors and assigns forever.

And I (we) do, for myself (ourselves) and for my (our) heirs, executors and administrators, covenant with said grantee, his, her or their heirs and assigns, or its successors and assigns, that I am (we are) lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise stated above; that I (we) have 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 grantee, his, her or their heirs and assigns, or its successors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, I (we) have hereunto set my (our) hand(s) and seal(s) this
day of January, 19 95.

(Seal)

(Seal)

(Seal)

A.J. Benintende, Jr. (Seal)
Virginia L. Benintende (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 A.J. Benintende, Jr. and wife, Virginia L. Benintende, 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 17th day of January, 19 95.

My Commission Expires:

Dawn Rasco
Notary Public

1995-01612