

This form furnished by:

**Cahaba Title, Inc.**

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This instrument was prepared by:

(Name) Larry L. Halcomb

(Address) 3512 Old Montgomery Highway  
Birmingham, Alabama 35209

Send Tax Notice to:

(Name) James M. Weems, III

(Address) 106 Willow Ridge Lane  
Pelham, Alabama 35124

**WARRANTY DEED, JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR**

**STATE OF ALABAMA**

**SHELBY COUNTY } KNOW ALL MEN BY THESE PRESENTS,**

That in consideration of One Hundred Twenty Eight Thousand and No/100 (128,000.00) DOLLARS to the undersigned grantor or grantors in hand paid by the GRANTEEES herein, the receipt whereof is acknowledged, we,

Edwin Benson and wife, Judith G. Benson

(herein referred to as grantors) do grant, bargain, sell and convey unto

James M. Weems, III and Candace D. Weems

(herein referred to as GRANTEEES 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:

Lot 15, according to the Survey of Willow Ridge Addition to Indian Springs, as recorded in Map book 7, Page 76, in the Probate Office of Shelby County, Alabama.

Subject to taxes for 1995.

Subject to 35 foot building line as shown on recorded map.

Subject to restrictions as shown on recorded map.

Subject to right of way granted to South Central Bell Telephone Company recorded in Volume 313, Page 707.

Inst # 1995-25496

09/13/1995-25496

01:42 PM CERTIFIED

SHELBY COUNTY JUDGE OF PROBATE

001 MCD 23.50

\$ 113,000.00 of the purchase price was paid from the proceeds of a mortgage loan closed simultaneously herewith.

TO HAVE AND TO HOLD to the said GRANTEEES 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 for such survivor forever, together with every contingent remainder and right of reversion.

And I (we) do for myself (ourselves) and for my (our) heirs, executors, and administrators covenant with the said GRANTEEES, 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 GRANTEEES, their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, we have hereunto set our hand(s) and seal(s), this 8th day of September, 19 95.

WITNESS

(Seal)

(Seal)

(Seal)

*Edwin Benson by Mary G. Hulsey*  
Edwin Benson by Mary G. Hulsey, Attorney in Fact  
*Judith G. Benson by Mary G. Hulsey*  
Judith G. Benson by Mary G. Hulsey, Attorney in Fact

STATE OF ALABAMA

JEFFERSON COUNTY } General Acknowledgment

1. Larry L. Halcomb, a Notary Public in and for said County, in said State, hereby certify that Mary G. Hulsey, 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 she executed the same voluntarily\* on the day the same bears date.

Given under my hand and official seal this 8th day of September, A.D. 19 95.

1/23/98

\*in her capacity as Attorney in Fact for Edwin Benson & as Attorney In Fact for Judith G. Benson

1995-25496  
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