

Send Tax Notice to:
David M. Benck
Jodi R. Benck
428 Eaton Road
Birmingham, AL 35242

This Instrument Prepared By:

Harold H. Goings
Spain & Gillon
2117 Second Avenue North
Birmingham, Alabama 35203

WARRANTY DEED

STATE OF ALABAMA

SHELBY COUNTY

KNOW ALL MEN BY THESE PRESENTS, That in consideration of the sum of ONE HUNDRED SEVENTY SEVEN THOUSAND FOUR AND 00/100 DOLLARS (\$177,004.00) to the undersigned Grantor, in hand paid by the Grantees herein, the receipt whereof is acknowledged, the undersigned, **GREYSTONE LANDS, INC** (herein referred to as Grantor), does grant, bargain, sell and convey unto **DAVID M. BENCK AND JODI R. BENCK** (herein referred to as Grantees), the following described real estate, situated in Shelby County, Alabama, to-wit:

Lot 21, according to the Amended Map of Greystone Village, Phase 2, as recorded in Map Book 19, Page 13 in the Probate Office of Shelby County, Alabama; being situated in Shelby County, Alabama.

Subject to:

1. 1996 ad valorem taxes.
2. Existing easements restrictions, set back lines, limitations, if any, of record.

\$143,736.00 of the consideration was paid from the proceeds of a mortgage loan closed simultaneously herewith.

10/16/1995-29337
09:13 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
003 MCD 47.00

Inst # 1995-29337

TO HAVE AND TO HOLD, to 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 tenance 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.

And the undersigned does for itself and for its successors, and assigns covenant with the said Grantees, their heirs and assigns, that it is lawfully seized in fee simple of said premises; that it is free from all encumbrances, unless otherwise noted above; that it has a good right to sell and convey the same as aforesaid; that it will and its successors and assigns 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, the undersigned has hereunto set its hand and seal this the 12th day of October, 1995.

GREYSTONE LANDS, INC.

by: 

Gary R. Dent
Its: President

STATE OF ALABAMA)
JEFFERSON COUNTY)

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Gary R. Dent, whose name as President of GREYSTONE LANDS, INC. 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 as such officer and with full authority, executed the same voluntarily and as the act of said corporation.

Given under my hand and official seal this 12th day of October, 1995.



Notary Public

My Commission Expires: 8/19/99

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