

WARRANTY DEED JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

Central Alabama Title Company, Inc.

Send Tax Notice To:

STATE OF ALABAMA

County of SHELBY

Presents:

Bruce Benford and April T. Benford

2416 Chandabrook Drive, Pelham, Al. 35124

That in consideration of

One Hundred Fifteen Thousand Five Hundred and No/100(\$115,500.00)

to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we,

COOPER M. SCHLEY, JR., A \_\_\_\_\_ MAN

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

BRUCE BENFORD AND APRIL T. BENFORD

(herein referred to as GRANTEES) as joint tenants, with right of survivorship, the following described real estate situated in  
County, Alabama to-wit:

Lot 327, according to the Survey of Chandalar South, Sixth Sector, as recorded in Map Book 7,  
Page 49, in the Probate Office of Shelby County, Alabama.

Subject to Easements, Restrictions and Rights of Way of record.

\$103,950<sup>00</sup> of the purchase price was obtained by a purchase money mortgage filed  
simultaneously herewith.

To Have And To Hold unto 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 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 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 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, I have hereunto set my hand(s) and seal(s), this 3RD day of NOVEMBER, 1995.

WITNESS:

(Seal)

Cooper M. Schley, Jr.

(Seal)

Cooper M. Schley, Jr.

STATE OF ALABAMA

COUNTY OF JEFFERSON

I, THE UNDERSIGNED, a Notary Public in and for said County, in said State, hereby certify that

Cooper M. Schley, Jr. 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 he executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 3rd day of November A.D., 1995.

NOTARY PUBLIC

MY COMMISSION EXPIRES:

Phyllis L. Parker  
2-15-99

11/07/1995-32230  
02:23 PM CERTIFIED  
SHELBY COUNTY JUDGE OF PROBATE  
001 MCD 20.50

Inst # 1995-32230