

WARRANTY DEED

SEND TAX NOTICE TO:
Aubrey Garrison, III
1177 Berwick Drive
Hoover, AL 35242

THE STATE OF ALABAMA,
Shelby, COUNTY.

KNOW ALL MEN BY THESE PRESENTS, that in consideration of One Hundred Forty Five Thousand Five Hundred & 00/100 DOLLARS and other valuable considerations to the undersigned GRANTOR or GRANTORS in hand paid by the GRANTEE(S) herein, the receipt whereof, is hereby acknowledged we, David M. Benjamin and Jordana E. Benjamin, husband and wife (herein referred to as GRANTOR(S), do hereby GRANT, BARGAIN, SELL AND CONVEY unto Aubrey Garrison, III, (herein referred to as GRANTEE(S), _____ heirs and assigns, the following described Real Estate, situated in the County of Shelby, and State of Alabama, to-wit:

Lot 142-A, according to a Resurvey of Lots 129 thru 178 Greystone Ridge Garden Homes, recorded in Map Book 17, page 28, in the Probate Office of Shelby County, Alabama.

\$100,000.00 of the purchase price was paid from the proceeds of a mortgage loan closed simultaneously herewith.

TO HAVE AND TO HOLD, the aforegranted premises to the said GRANTEE(S), _____ his _____ heirs and assigns FOREVER.

And GRANTOR(S) do _____ covenant with the said GRANTEE(S), _____ his _____ heirs and assigns, that _____ they lawfully seized in fee simple of the aforementioned premises; that they are free from all encumbrances, except as herein above provided; that _____ they have a good right to sell and convey the same to the said GRANTEE(S), _____ his _____ heirs and assigns, and that GRANTOR(S) will WARRANT AND DEFEND the premises to the said GRANTEE(S), _____ his _____ heirs and assigns forever, against the lawful claims and demands of all persons, except as hereinabove provided.

IN WITNESS WHEREOF we have hereunto set our hand s and seal s, this 9th day of November 19 95.

David M. Benjamin (L. S.)
Jordana E. Benjamin (L. S.)
Jordana E. Benjamin (L. S.)

THE STATE OF ALABAMA,
Shelby, COUNTY.

} Georgia
Fulton County

I, Matthew H. Sosebee, a Notary Public in and for said State Georgia hereby certify that David M. Benjamin and Jordana E. Benjamin, husband and wife whose name _____ signed to the foregoing conveyance, and who _____ known to me acknowledged before me on this day, that, being informed of the contents of the conveyance _____ executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 9th day of November, 19 95.

MY COMMISSION EXPIRES
JANUARY 26TH, 1999

Matthew H. Sosebee
Matthew H. Sosebee Notary Public

FOR RECORDING ONLY

Inst # 1996-02422

01/24/1996-02422
09:53 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
001 SNA 54.00