

SHELBY COUNTY ABSTRACT & TITLE CO., INC.

P. O. Box 752 - Columbiana, Alabama 35051
(205) 669-6204 (205) 669-6291 Fax/(205) 669-3130

SEND TAX NOTICE TO:

(Name) Bennie Frank Farmer

307 Heath Drive

(Address) Birmingham, Al. 35243

This instrument was prepared by

(Name) Jones & Waldrop

1025 Montgomery Highway

(Address) Birmingham, Al. 35216

Form 1-1-27 Rev. 1-84 #014/96

WARRANTY DEED—Lawyers Title Insurance Corporation, Birmingham, Alabama

STATE OF ALABAMA

Shelby COUNTY }

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of One hundred five thousand and no/100 (\$105,000.00) Dollars

to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged, I, Charles B. Rich, an unmarried man and Joyce R. Benjamin, a married woman

(herein referred to as grantor, whether one or more), grant, bargain, sell and convey unto
Bennie Frank Farmer

(herein referred to as grantee, whether one or more), the following described real estate, situated in
County, Alabama, to-wit:

See attached Exhibit A for legal description of
property being conveyed and which is incorporated herein for all purposes.

Subject to: All easements, restrictions and rights of way of record.

\$86,742.95 of the above mentioned purchase price was paid for from a
mortgage loan which was closed simultaneously herewith.

Grantor Joyce R. Benjamin is a married woman, however, the property herein
described does not constitute her domicile or that of her spouse.

Inst # 1996-06959

03/04/1996-06959
01:00 PM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
002 MCD 29.50

TO HAVE AND TO HOLD to the said grantee, his, her or their heirs and assigns forever.

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

IN WITNESS WHEREOF, we have hereunto set our hands(s) and seal(s), this 29
day of February, 1996.

(Seal)

(Seal)

(Seal)

Charles B. Rich (Seal)

CHARLES B. RICH

Joyce R. Benjamin (Seal)

JOYCE R. BENJAMIN

(Seal)

(Seal)

(Seal)

STATE OF ALABAMA

Jefferson COUNTY }

General Acknowledgment

I, the undersigned, a Notary Public in and for said County, in said State,
hereby certify that Charles B. Rich, a single man & Joyce R. Benjamin, a married woman,
whose name is A. A. C., 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 have
on the day the same bears date.

Given under my hand and official seal this 29 day of February, A. D., 1996.

Albertus C. Jr.

Notary Public

1996-06959
Inst #

EXHIBIT A

Condominium Unit Number 307, of Cambrian Wood Condominium, also known as Cambrian Village Phase I, Inverness, a condominium according to the Declaration of Condominium ownership of Cambrian Wood Condominium, recorded in Misc. Book 12, beginning at Page 87; and amended by Misc. Book 13, Pages 2, 4 and 344 and by Misc. Book 52, Page 318 in the Office of the Judge of Probate of Shelby County, Alabama, and as shown by the plat recorded in Map Book 6, Page 62 in said Probate Office. Together with an undivided .0133124 percent interest appurtenant to said unit in the common elements as set forth in Exhibit C of said declaration, and together with all of its appurtenances according to the declaration. Situated in Shelby County, Alabama.