

Send Tax Notice To:
Walter T. Coker
1230 Inveness Corners
Birmingham, Alabama 35242
PID# 10-1-01-000-1-003.050

Inst # 1996-07450

WARRANTY DEED

STATE OF ALABAMA
Shelby COUNTY

KNOW ALL MEN BY THESE PRESENTS, That in consideration of
Forty-Five Thousand and 00/100 (\$45,000.00)

to the undersigned Grantor,

BENCO, L.L.C.

an Alabama Limited Liability Company, (herein referred to as Grantor) does by these presents grant,
bargain, sell and convey unto

Walter T. Coker and Thelma Coker

(herein referred to as Grantee, whether one or more), in fee simple, together with every contingent
remainder and right of reversion, the following described real estate, situated in **Shelby** County,
Alabama, to-wit:

See Exhibit "A" Attached Hereto for Legal Description

\$ 141600 of the above recited consideration was paid from the proceeds of a mortgage loan
of even date executed simultaneously herewith.

Subject to Ad Valorem taxes for the year 1996 and subsequent years not yet due and payable.

Subject to covenants and restrictions, building lines, easements and rights of way of record.

Subject to Mineral and Mining rights of record and all rights and privileges incident thereto.

TOGETHER WITH all and singular, the rights and privileges, hereditaments, and appurtenances
thereto belonging or in anywise appertaining.

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

And said Grantor does for itself, its successors and assigns, covenant with said Grantee, his, her or
their heirs and assigns, that it is lawfully seized in fee simple of said premises, that they are free from
all encumbrances, that it has a good right to sell and convey the same as aforesaid, and that it will,
and its successors and assigns shall, warrant and defend the same to the said Grantee, his, her or their
heirs, executors and assigns forever, against the lawful claims of all persons.

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03/06/1996-07450
01:46 PM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
003 NC3 14.50

IN WITNESS WHEREOF, the said Grantor by all of its **Members** who are authorized to execute this conveyance, hereto set its signature and seal this **1st** day of **March, 1996**.

BENCO, L.L.C.

By: *Thelma Coker*
Thelma Coker, Member

By: *Walter T. Coker*
Walter T. Coker, Member

**STATE OF ALABAMA
SHELBY COUNTY**

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that **Walter T. Coker, Member and Thelma Coker, Member** whose names as **Members** of **BENCO, L.L.C.**, an Alabama Limited Liability Company, are 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 as such members and with full authority executed the same voluntarily, for and as the act of said Limited Liability Company on the day the same bears date.

Given under my hand and official seal, this **1st** day of **March, 1996**.

W. Russell Beals, Jr.
Notary Public
My commission expires **09/21/98**

96020RB

This instrument prepared by:

W. Russell Beals, Jr., Attorney at Law
BEALS & ASSOCIATES, P.C.
#10 Inverness Center Pkwy., Suite 110
Birmingham, AL 35242

EXHIBIT "A"
Description of Mortgaged Property

Lot 8, Inverness Green, more particularly described as follows: A parcel of land in the SW 1/4 of Section One, Township 19 South, Range Two West, Shelby County, Alabama; described as follows:

Commence at the Southwest corner of said Section One; thence run North along the West section line 736.29 feet; thence turn Right 55 Degrees 37 Minutes 50 Seconds and run Northeast 461.00 feet to a point on a clockwise curve on Shelby County Highway #17 (80' right-of-way), said curve having a Delta angle of 01 Degrees 20 Minutes 39 Seconds and a Radius of 2179.63 feet; thence run along the Arc of said curve 51.14 feet to a point on the Northeast right-of-way of Applecross Drive (60' right-of-way); thence turn Left 100 Degrees 44 Minutes 28 Seconds from Tangent and run Northwest 83.97 feet along the Northeast right-of-way of Applecross Drive to the Point of Beginning: Thence continue last course 83.97 feet; thence turn Right 96 Degrees 10 Minutes 25 Seconds and run Northeast 183.50 feet; thence turn Right 97 Degrees 30 Minutes 12 Seconds and run Southeast 34.44 feet to a point on the West right-of-way of Fairway Lane, said cul-de-sac being on a counter-clockwise curve having a Delta angle of 83 Degrees 55 Minutes 19 Seconds and a Radius of 60.00 feet; thence turn Right 90 Degrees 00 Minutes 00 Seconds to Tangent and run along the arc of said curve 98.35 feet; thence turn Right 90 Degrees 00 Minutes 00 Seconds from Tangent and run Southwest 102.45 feet to the Point of Beginning.

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