

SEND TAX NOTICE TO:

(Name) Carl L. Benedict and Sarah Deanne Benedict

(Address) 105 Park Place Way
Alabaster, Alabama 35007

under supervision of:
This instrument was prepared by

(Name) Nathan C. Lee, Esq.

(Address) P.O. Box 358, Chester, Virginia 23831

Form 1-1-27 Rev. 1-88

WARRANTY DEED—Lawyers Title Insurance Corporation, Birmingham, Alabama

STATE OF ALABAMA

SHELBY COUNTY

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of Eighty Eight Thousand Nine Hundred and No/100 (88,900.00)

to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged, I or we,
LARRY G. MARION and MELANIE M. MARION, both single persons

(herein referred to as grantor, whether one or more), grant, bargain, sell and convey unto Carl L. Benedict and Sarah Deanne Benedict, for and during their joint lives and upon the death of either of them, then to the survivor of them in fee simple, together with every contingent remainder and right of reversion.

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

Lot 26, according to the Survey of Park Place First Addition, Phase I, as recorded in Map Book 15, page 110, in the Probate Office of Shelby County, Alabama.

Property address: 105 Park Place Way, Alabaster, Alabama 35007

Subject to restrictions of record, conditions, reservations and easements, zoning ordinances, if any, and general taxes and assessments not yet due and payable.

\$ 71,120.00 of the purchase price was paid from the proceeds of a mortgage loan closed simultaneously herewith.

TO HAVE AND TO HOLD to the said GRANTEES for and during their joint lives and upon the death of either of them, then to the survivor of them in fee simple, and to the heirs and assigns for such survivor forever, together with every contingent remainder and right of reversion.

~~TO HAVE AND TO HOLD to the said GRANTEES, their heirs and assigns forever.~~

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, we have hereunto set our hands(s) and seal(s), this 12th day of April, 1996.

X Melanie M. Marion (Seal)
MELANIE M. MARION

X Larry G. Marion (Seal)
LARRY G. MARION

Deborah S. Brockwell, Notary for
STATE OF ALABAMA Shelby COUNTY
exp 1-25-98 dated 4-15 96
General Acknowledgment

LARRY G. MARION and MELANIE M. MARION, both single persons, a Notary Public in and for said County, in said State, signed to the foregoing conveyance, and who is known to me, acknowledged before me on this 12th day of April, 1996, that he is informed of the contents of the conveyance and executed the same voluntarily.

SEE ATTACHMENT

Notary Public

Inst # 1996-14209

05/01/1996-14209
01:55 PM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
29.00
002 MCD

STATE OF ALABAMA
JEFFERSON COUNTY

I, The Undersigned, a Notary Public in and for said County, in said State, hereby certify that Melanie M. Marion, a Single Person, whose name(s) 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 she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 25th day of April, 1996.

Carolyn M. Williamson
Notary Public

My Commission Expires: 7/24/99

Inst # 1996-14209

05/01/1996-14209
01:55 PM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
002 HCD 29.00