

THIS INSTRUMENT WAS PREPARED BY:  
Richard W. Theibert, Attorney  
NAJJAR DENABURG, P.C.  
2125 Morris Avenue  
Birmingham, Alabama 35203

SEND TAX NOTICE TO:  
Betty Lee Hughes  
924 Chestnut Oak Circle  
Birmingham, Alabama 35244

Inst # 1996-15171

05/08/1996-15171  
03:29 PM CERTIFIED  
SHELBY COUNTY JUDGE OF PROBATE  
186.50  
503

GENERAL WARRANTY DEED

THE STATE OF ALABAMA )  
COUNTY OF SHELBY ) : KNOW ALL MEN BY THESE PRESENTS:

That in consideration of One Hundred Seventy-Four Thousand Eight Hundred and No/100, (\$174,800.00) DOLLARS, in hand paid to the undersigned, Charles L. Denaburg as Personal Representative of the Estate of James Andrew Benton, Jr., deceased, Probate Case No. 34-162 Shelby County, Alabama, (hereinafter referred to as "GRANTOR"), by Betty Lee Hughes, an unmarried woman, (hereinafter referred to as "GRANTEE"), the receipt of which is hereby acknowledged, the said GRANTOR does by these presents, grant, bargain, sell and convey unto GRANTEES the following described real estate, located and situated in Shelby County, Alabama, to wit:

Lot 56-A, according to a Resurvey of Lots 54, 55 and 56, The Fairways at Riverchase, as recorded in Map Book 17, Page 122, in the Probate Office of Shelby County, Alabama.

Minerals and mining rights excepted.

SUBJECT TO:

1. Ad valorem taxes for the year, 1996.
2. 10 foot easement on rear and easement on north side of lot of undetermined size and restrictions as shown on recorded map.
3. Restrictions appearing of record in Real Volume 218, Page 800, Real Volume 224, Page 195, Misc. Volume 14, Page 536, Misc. Volume 17, Page 550, Misc. Volume 34, Page 549 and Real Volume 148, Page 327.
4. Agreement with Alabama Power Company relating to underground residential distribution system as recorded in Real Volume 224, Page 182.
5. Incorporation of Fairways Owners Association as recorded in Inst. No. 1992-30944.
6. Title to all minerals within and underlying the premises, together with all mining rights and other rights, privileges and immunities relating thereto as recorded in Volume 127, Page 140.
7. Right-of-way granted to South Central Bell Telephone Company recorded in Real Volume 3433, Page 203.

THE GRANTOR, JAMES ANDREW BENTON, JR., IS ONE AND THE SAME PERSON AS JAMES A. BENTON, JR. RECITED IN THAT DEED RECORDED IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA, REFLECTING THE SAME ABOVE MENTIONED LEGAL DESCRIPTION.

TO HAVE AND TO HOLD to the said GRANTEE, her heirs and assigns forever.

And I do for myself and for my heirs, executors, and administrators covenant with the said GRANTEE, her heirs and assigns, that I am lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that I have a good right to sell and convey the same as aforesaid; that I will and my heirs, executors and administrators shall warrant and defend the same to the said GRANTEE, her heirs and assigns forever, against the lawful claims of all persons.

GRANTEE understands that acceptance of this deed constitutes acceptance of all of the terms, conditions and obligations of all protective covenants and restrictions as set out hereinabove.

IN WITNESS WHEREOF, we have hereunto set our hands and seals, this 30th day of April, 1996.



(SEAL)

Charles L. Denaburg as Personal Representative of the Estate of James Andrew Benton, Jr., deceased, Probate Case No. 34-162 Shelby County, Alabama.

GRANTOR



(SEAL)

Betty Lee Hughes

GRANTEE

THE STATE OF ALABAMA )  
; )  
COUNTY OF JEFFERSON )

I, the undersigned authority, a Notary Public in and for said County in said State, hereby certify that Charles L. Denaburg as Personal Representative of the Estate of James Andrew Benton, Jr., deceased, Probate Case No. 34-162 Shelby County, Alabama 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 30th day of April, 1996.



NOTARY PUBLIC

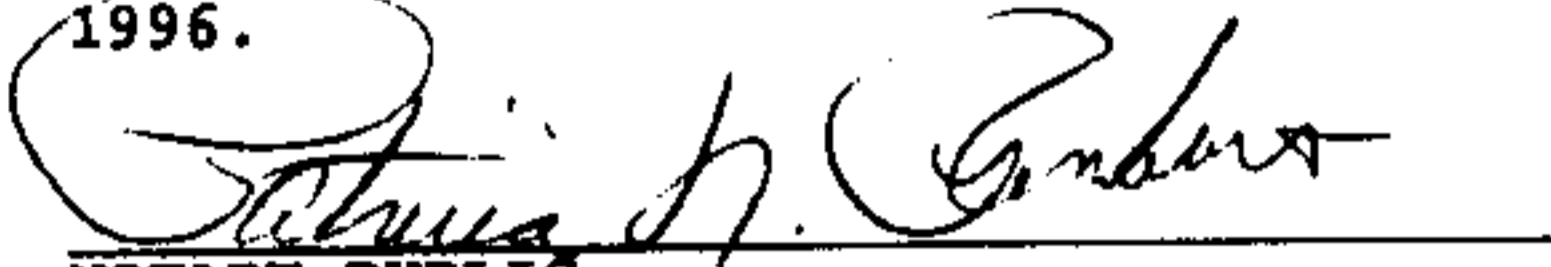
My commission expires:

MY COMMISSION EXPIRES FEBRUARY 20, 1997

THE STATE OF ALABAMA )  
:  
COUNTY OF JEFFERSON )

I, the undersigned authority, a Notary Public in and for said County in said State, hereby certify that Betty Lee Hughes, an unmarried woman, whose name is signed to the foregoing conveyance as GRANTEE, 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 30th day of April, 1996.



NOTARY PUBLIC

My commission expires:

MY COMMISSION EXPIRES FEBRUARY 20, 1997

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