

This form furnished by: **Cahaba Title, Inc.**

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FAX 988-5905

This instrument was prepared by:
(Name) Alan Burdette, Attorney
(Address) 12 - 24th Avenue, N.W.
Birmingham, Alabama 35215

Send Tax Notice to:
(Name) James W. Bean
(Address) 706 Laurel Woods Knoll
Helena, Alabama 35080

WARRANTY DEED

STATE OF ALABAMA }
SHELBY COUNTY } **KNOW ALL MEN BY THESE PRESENTS,**

That in consideration of ONE HUNDRED SIXTEEN THOUSAND AND NO/100 (\$116,000.00) ----- DOLLARS
to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt of which is hereby acknowledged, I or we,
Brett E. Benson and wife Karen A. Benson
(herein referred to as grantor, whether one or more), do grant, bargain, sell and convey unto
James W. Bean

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

Lot 101, according to the survey of Laurel Woods, Phase IV, as recorded
in Map Book 18, Page 97, in the Probate Office of Shelby County, Alabama;
being situated in Shelby County, Alabama.

Subject to easements, reservations and restrictions of record.

\$92,800.00 of the purchase price recited above was paid from the proceeds
of a mortgage loan closed simultaneously herewith.

Inst # 1997-20544

07/01/1997-20544
03:00 PM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
001 MCD 32.00

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

And I (we) do, for myself (ourselves) and for my (our) heirs, executors and administrators, covenant with said grantee, his, her or their
heirs and assigns, or its successors and assigns, that I am (we are) lawfully seized in fee simple of said premises; that they are free from all
encumbrances, unless otherwise stated above; that I (we) have 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, his, her or their heirs and assigns, or its successors
and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, I (we) have hereunto set my (our) hand(s) and seal(s) this 23rd
day of June, 19 97.

(Seal) Brett E. Benson (Seal)

(Seal) Karen A. Benson (Seal)

(Seal) _____ (Seal)

STATE OF ALABAMA }
JEFFERSON County } **General Acknowledgment**

I, Alan Burdette, a Notary Public in and for said County, in said State, hereby
certify that Brett E. Benson and wife Karen A. Benson, whose name(s) 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 executed the same voluntarily on the day the same bears date.

Given under my hand and official seal, this 23rd day of June, 19 97.

3/6/99

My Commission Expires:

Alan Burdette
Notary Public

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