

This Instrument Prepared By:  
James F. Burford, III  
Attorney at Law  
1318 Alford Avenue Suite 101  
Birmingham, Alabama 35226

Send Tax Notice To:

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**WARRANTY DEED**

STATE OF ALABAMA )  
SHELBY COUNTY )

**KNOW ALL MEN BY THESE PRESENTS:** That in consideration of TWO HUNDRED THIRTY THOUSAND AND NO/100 DOLLARS (\$230,000.00), to the undersigned Grantor (whether one or more), in hand paid by the Grantee herein, the receipt whereof is acknowledged, BENT TREE ACRES, LLC (herein referred to as Grantor, whether one or more), grant, bargain, sell and convey unto JOHN G. BENNER (herein referred to as Grantee, whether one or more), the following described real estate, situated in Shelby County, Alabama, to-wit:

Lot 1, according to the Survey of Bent Tree Acres, as recorded in Map Book 23, Page 128 A & B, in the Probate Office of Shelby County, Alabama.

**SUBJECT TO:** (1) Taxes due in the year 1998 and thereafter; (2) 15 foot Easement on north line and east line, as shown by record map; (3) Declaration of Protective Covenants as recorded in Instrument 1998-9741 and amended in Instrument 1998-12100, in the Probate Office of Shelby County, Alabama, as further amended by Second Amendment to Covenants bearing even date herewith; (4) Easement for Alabama Power Company record in Real 1, Page 329, in the Probate Office of Shelby County, Alabama; (5) Permit to Alabama Power Company as recorded in Volume 148, Page 5 in the Probate Office of Shelby County, Alabama; (6) Mineral and mining rights not owned by the Grantor; (7) Portions of the property conveyed being located in a flood plain.

One Hundred Seventy Thousand and No/100 Dollars (\$170,000.00) of the consideration recited herein was derived from a mortgage loan closed simultaneously herewith.

Grantor represents and warrants that there are no municipal assessments due the town of Indian Springs Village.

**TO HAVE AND TO HOLD** to the said Grantee, its successors and assigns forever.

And we do for ourselves and for our heirs, executors and administrators, covenant with said Grantee, their successors and assigns, that we are lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise stated above; that we have a good right to sell and convey the same as aforesaid; that we will, and our heirs, executors and administrators shall warrant and defend the same to the said Grantee, his successors and assigns forever, against the lawful claims of all persons.

**IN WITNESS WHEREOF**, the undersigned has hereunto set his hand and seal, this the 23 day of JULY, 1998.

**BENT TREE ACRES, LLC**

By: Caroline M. Raughley  
Caroline M. Raughley  
Its: Manager and Authorized Member

STATE OF ALABAMA )  
Jefferson COUNTY )

I, the undersigned, a Notary Public in and for said County in said State, hereby certify that CAROLINE M. RAUGHLEY, whose name as AUTHORIZED MEMBER of BENT TREE ACRES, LLC, is signed to the foregoing conveyance, and who is known to me, acknowledged before me this day that, being informed of the contents of the conveyance, she, as such member and with full authority, executed the same voluntarily for and as the act of the corporation.

Given under my hand and official seal this 23 day of JULY, 1998.

Notary Public

My Commission Exp.

3-1-2002

Inst # 1998-28437

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07/27/1998-28437  
12:11 PM CERTIFIED  
SHELBY COUNTY JUDGE OF PROBATE  
002 NCD 71.00