

This instrument was prepared by

(Name) KELLEY WINSTON

(Address) 2700 HIGHWAY 280 EAST, SUITE 60 BIRMINGHAM, ALABAMA 35223
CORPORATION FORM WARRANTY DEED

STATE OF ALABAMA

COUNTY OF SHELBY

KNOW ALL MEN BY THESE PRESENTS, that in consideration of EIGHTY SEVEN THOUSAND FIVE HUNDRED DOLLARS (87,500.00) to the undersigned grantor, OLD SOUTH BUILDERS, INC.

a corporation, (herein referred to as GRANTOR), in hand paid by the GRANTEES herein, the receipt of which is hereby acknowledged, the said GRANTOR does by these presents, grant, bargain, sell and convey unto KARLY ANN BENSON (herein referred to as GRANTEES)

in fee simple, together with every contingent remainder and right of reversion, the following described real estate, situated in

LOT 36, ACCORDING TO THE MAP OF CHANDALAR TOWNHOMES, FIRST ADDITION, AS RECORDED IN MAP BOOK 24, PAGE 18, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.

Subject to: All Easements, Restrictions and Rights of Way of record.

Inst # 1999-19110

05/06/1999-19110
02:33 PM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
001 NWS 9.50

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 of such survivor forever, together with every contingent remainder and right of reversion. And said GRANTOR does for itself, its successors and assigns, covenant with said GRANTEES, their heirs and assigns, that is lawfully seized in fee simple of said premises, that they are free from all encumbrances, OLD SOUTH BUILDERS, INC. WARRANTS

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 GRANTEES, their heirs, executors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the said GRANTOR, by its SECRETARY/TREASURER,
who is authorized to execute this conveyance, has hereto set its signature and seal, this 30TH
day of APRIL 1999.

ATTEST:

Secretary

By

GEORGE H. GREGORY
ITS SECRETARY/TREASURER

STATE OF ALABAMA
COUNTY OF JEFFERSON

I, THE UNDERSIGNED a Notary Public in and for said County in said State, hereby certify that GEORGE H. GREGORY whose name as SECRETARY/TREASURER of OLD SOUTH BUILDERS, INC. a corporation, 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, as such officer and with full authority, executed the same voluntarily for and as the act of said corporation,

Given under my hand and official seal, this the 30TH day of APRIL 1999.

MY COMMISSION EXPIRES
OCTOBER 8, 2001

Kelley Winston
Notary Public