

No title search was done in
the preparation of this deed.

Send tax notice to:
Dotty A. Hontzas and
Meir W. Benchitrit
5041 Lake View Circle
Hoover, AL 35244

This instrument prepared by:
James R. Moncus, Jr., LLC
Attorney at Law
1313 Alford Avenue
Birmingham, AL 35226

STATE OF ALABAMA
COUNTY OF SHELBY

Inst # 1999-49413

12/07/1999-49413
10:26 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
003 CJ1 103.00

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS:

(\$89,250.00)

That in consideration of Ten Dollars (\$10.00) and other good and valuable considerations, in hand paid to the undersigned Dotty A. Hontzas and husband, Meir W. Benchitrit, (hereinafter referred to as the "Grantors") by Dotty A. Hontzas and husband, Meir W. Benchitrit, (hereinafter referred to as the "Grantees"), the receipt and sufficiency of which is hereby acknowledged, the Grantors do, by these presents, grant, bargain, sell, and convey unto Grantees, as joint tenants, with right of survivorship, the following described real estate situated in Shelby County, Alabama, to-wit:

Lot 18, according to the Amended Map of "The Cottages at Southlake", as recorded in Map Book 16, Page 139, in the Probate Office of Shelby County, Alabama; together with an undivided interest in and to the "Common Area" as designated on the said record map.


Subject to existing indebtedness on the property which Grantees agree to assume.

Grantors and Grantees are one and the same and it is the purpose and intent of this instrument to create a joint tenancy with right of survivorship between husband and wife, and to correct the prior deed to Dotty A. Hontzas only as an unmarried woman, which was incorrect, as to her marital status.

TO HAVE AND TO HOLD unto the Grantees, as joint tenants, with right of survivorship, their heirs, executors, administrators and assigns forever.

The Grantors do, for themselves, their heirs, executors, administrators and assigns, covenant with the Grantees, their heirs, executors, administrators and assigns, that they are lawfully seized in fee simple of said premises; that they are free from all encumbrances except as noted above; that they have a good right to sell and convey the same as aforesaid; and that they will, and their heirs, executors, administrators and assigns shall, warrant and defend the same to the said Grantees, their heirs, executors, administrators and assigns forever against the lawful claims of all persons.

IN WITNESS WHEREOF, we have hereunto set our hands and seals on this the 30th day of November, 1999.


Dotty A. Hontzas


Meir W. Benchitrit

STATE OF ALABAMA

JEFFERSON COUNTY

I, the undersigned, a Notary Public in and for said County in said State, hereby certify that Dotty A. Hontzas and husband, Meir W. Benchitrit, whose names are signed to the foregoing instrument and who are known to me, acknowledged before me on this day that, being informed of the contents of the instrument, they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this the 30th
day of November, 1999.

Notary Public

[NOTARIAL SEAL]

My Commission expires: 2/23/2000

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