

This instrument was prepared by:
(Name) William H. Halbrooks
(Address) #1 Independence Plaza
Birmingham, Alabama 35209

Send Tax Notice To: Donnie F. Benefield
name
5120 Skylark Drive
Birmingham, Alabama 35242
address

WARRANTY DEED-

STATE OF ALABAMA }
Jefferson COUNTY } KNOW ALL MEN BY THESE PRESENTS:

That in consideration of One Hundred Fifty-Six Thousand and no/100-----(\$156,000.00) Dollars
to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged, I
or we,
Keith A. Mize and wife, Johanna Mize

(herein referred to as grantor, whether one or more), grant, bargain, sell and convey unto
Donnie F. Benefield

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

Lot 41, according to the Survey of Meadow Brook, 9th Sector, as recorded in
Map Book 8, Page 150, in the Office of the Judge of Probate of Shelby County,
Alabama. Mineral and mining rights excepted.

Subject to current taxes, easements and restrictions of record.

\$ 160,290.00 of the purchase price recited above was
paid from a mortgage loan closed simultaneously herewith.

Inst # 1999-49951

12/10/1999-49951
09:45 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
001 CJ1 9.50

TO HAVE AND HOLD to the said grantee, his, her or their heirs and assigns forever.

And I (we) do for myself (ourselves) and for my (our) heirs, executors, and administrators covenant with the said GRANTEES,
their heirs and assigns, that I am (we are) lawfully seized in fee simple of said premises; that they are free from all encumbrances,
unless otherwise noted above; that I (we) have a 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 GRANTEES, their heirs and assigns forever, against
the lawful claims of all person.

IN WITNESS WHEREOF, we have hereunto set our hand(s) and seal (s), this 2nd
day of December, 19 99

_____(Seal)
_____(Seal)
_____(Seal)

Keith A. Mize (Seal)
Keith A. Mize (Seal)
Johanna Mize (Seal)
Johanna Mize

General Acknowledgment

STATE OF ALABAMA }
Jefferson COUNTY }

I, the undersigned a Notary Public in and for the said County, in said State, hereby certify that
Keith A. Mize and Johanna Mize
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 hands and official seal this 2nd day of December A.D. 19 99

William H. Halbrooks

Notary Public