

49041024

This instrument was prepared by:
 Kelley Winston, Attorney at Law
 2700 Highway 280 East, Suite 60

Birmingham, AL 35223

Send Tax Notice To: Brandon Elliott Field
 2007 Chandalar Court
 Pelham, Alabama 35124

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

STATE OF ALABAMA
 COUNTY OF Shelby

KNOW ALL MEN BY THESE PRESENTS, That in consideration of One Thousand dollars and Zero cents (\$1,000.00) to the undersigned Grantor(s), in hand paid by the Grantee(s) herein, the receipt whereof is acknowledged, I or we **Karly Ann Benson**, (herein referred to as Grantor, whether one or more), do grant, bargain, sell and convey unto **Brandon Elliott Field and Karly Benson Field** as joint tenants with right of survivorship the following described real estate, situated in Shelby, Alabama, to wit:

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.

The purpose of this deed is to change the name of the Grantor and to add her spouse..

Subject to: (1) Ad valorem taxes not yet due and payable and
 (2) all easements, rights-of-way, restrictions and encumbrances of record.

TO HAVE AND TO HOLD unto the said Grantees as joint tenants, with right of survivorship, their heirs and assigns, forever; it being the intention of the parties to this conveyance, that (unless the joint tenancy hereby created is severed or terminated during the joint lives of the Grantees herein) in the event one Grantee herein survives the other, the entire interest in fee simple shall pass to the surviving Grantee, and if one does not survive the other, then the heirs and assigns of the Grantees herein shall take as tenants in common.

And I (we) do for myself(ourselves) and for my (ours) heirs, executors and administrators, covenant with said Grantee, his, her or 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 stated above; that I (we) have a good right to sell and convey the same as aforesaid; that I (we) will, and my (ours) heirs, executors and administrators shall warrant and defend the same to the said Grantee, their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, I or we have hereto setforth my or our hand(s) and seal(s) this 3rd day of January, 2000.

GRANTOR(S):

Karly Ann Benson

(Seal)

Karly Ann Benson

(Seal)

Inst # 2000-00377

(Seal) 01/05/2000-00377
 09:26 AM CERTIFIED
 SHELBY COUNTY JUDGE OF PROBATE
 001 CJI 9.00

STATE OF ALABAMA
 JEFFERSON COUNTY

General Acknowledgment

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that **Karly Ann Benson** whose name(s) is/are signed to the foregoing conveyance he/she or they executed the same voluntarily on the day the same bears date. Given under my hand and official seal this 3rd day of January, 2000.

Sheva C. Chandler

Notary Public

My Commission Expires:

07 COMMISSION EXPIRES APRIL 17, 2001