

SEND TAX NOTICE TO: KRISTIE M. BENTON AND FREDERICK M. BENTON 1111 RIDGE DRIVE, PELHAM, AL 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 HUNDRED THIRTY SIX THOUSAND AND NO/100 DOLLARS (\$136,000.00)**, to the undersigned Grantor or Grantors, in hand paid by the GRANTEES herein, the receipt of which is hereby acknowledged, I (We), **SALLY BALL LOCKE AND HUSBAND, JEFF LOCKE** (herein referred to as GRANTOR, whether one or more) do grant, bargain, sell and convey unto, **KRISTIE M. BENTON AND HUSBAND, FREDERICK M. BENTON** (herein referred to as GRANTEES), as joint tenants, with right of survivorship, the following described real estate situated in SHELBY County, Alabama, to-wit:

LOT 4, ACCORDING TO THE CORRECTED SURVEY OF R.O. RAMER'S ADDITION TO LITTLE OAK RIDGE ESTATES AS RECORDED IN MAP BOOK 11, PAGE 8, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.

SALLY BALL LOCKE IS ONE AND THE SAME AS SALLY R. BALL.

- (1) Subject to property taxes for the current year.
- (2) Subject to easements, restrictions, covenants and conditions, if any.
- (3) Subject to mineral and mining rights.
- (4) Subject to Title to all oil, gas and minerals within and underlying the premises together with all oil and mining rights and other rights, privileges and immunities relating thereto, together with any release of liability for injury or damage to persons or property as a result of the exercise of such rights as recorded in Real Book 137, Page 393.
- (5) Subject to 15 foot utility easement across the west side of lot as shown on Map Book 11, Page 8, Shelby County, Alabama.
- (6) Subject Right of Way to Shelby County as recorded in Deed Book 240, Page 51.

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(our) heirs, executors and administrators covenant with said GRANTEES, their heirs and assigns, that I(we) am(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 persons.

IN WITNESS WHEREOF, I(we) have hereunto set my(our) hand(s) and seal(s), on JULY 21, 2000.

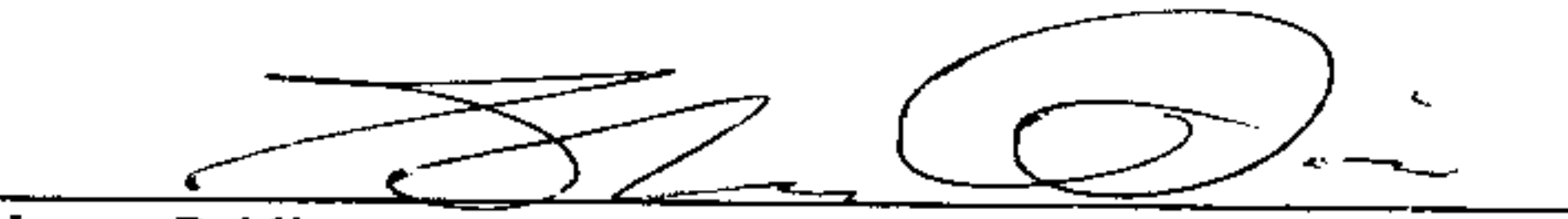

SALLY BALL LOCKE


JEFF LOCKE

STATE OF ALABAMA)
COUNTY OF SHELBY)

I, the undersigned authority, a Notary Public, in and for said County in said State, hereby certify that **SALLY BALL LOCKE AND HUSBAND, JEFF LOCKE**, whose name(s) is (are) signed to the foregoing conveyance, and who is (are) known to me, acknowledged before me on this day that, being informed of the contents of said conveyance, (s)he (they) executed the same voluntarily on the date the same bears date.

Given under my hand and official seal on JULY 21, 2000.


Notary Public

My commission expires:

NOTARY PUBLIC STATE OF ALABAMA AT LARGE
MY COMMISSION EXPIRES: Dec 30, 2003
BONDED THRU NOTARY PUBLIC UNDERWRITERS

Inst # 2000-25756

08/01/2000-25756
10:08 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
001 MMS 145.50