

Send Tax Notice To:
Christopher D. Benninger
Elizabeth R. Benninger
211 Yellow Hammer Drive
Montevallo, AL 35115

STATE OF ALABAMA

COUNTY OF SHELBY



20030910000605700 Pg 1/2 15.00
Shelby Cnty Judge of Probate, AL
09/10/2003 09:04:00 FILED/CERTIFIED

WARRANTY DEED

THIS INDENTURE made and entered into on this the 19th day of August, 2003, by and between **PRUDENTIAL RESIDENTIAL SERVICES, LIMITED PARTNERSHIP, A DELAWARE LIMITED PARTNERSHIP**, hereinafter referred to as Grantor and Christopher D. Benninger and Elizabeth R. Benninger, hereinafter referred to as Grantee, as joint tenants with rights of survivorship

WITNESSETH: That the said Grantor for and in consideration of the sum of Ten and No/100 (\$10.00) Dollars, cash in had paid this date by the Grantee and other good and valuable consideration, receipt whereof being hereby acknowledged, has this day given, granted, bargained, sold, conveyed and confirmed and by these presents does hereby give, grant, bargain, sell, convey and confirm all of the following described lot or parcel of land situated in the County of **SHELBY**, State of Alabama, unto the said Grantee, and unto Grantee's successors and assigns:

STATE OF ALABAMA

COUNTY OF SHELBY

LOT 2, BLOCK 5 ACCORDING TO THE SURVEY OF MEADOWVIEW, FIRST SECTOR ADDITION, AS RECORDED IN MAP BOOK 6, PAGE 109, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.

\$115,000.00 of the purchase price recited above was paid

SUBJECT TO: from a mortgage loan closed simultaneously herewith.

Ad valorem taxes for 2003 and subsequent years not yet due and payable until October 1, 2003.

Existing covenants and restrictions, easements, building lines, and limitations of record.

TO HAVE AND TO HOLD the above described lot or parcel of land, together with all and singular the rights, privileges, tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining, unto the said Grantee, and unto the Grantee's successors and assigns, forever.

GRANTOR does hereby covenant with and represents unto said Grantee, and unto Grantee's successors and assigns that Grantor is lawfully seized in fee simple of the lot or parcel of land above described; that the same is free of all liens and encumbrances, except ad valorem taxes for the tax year 2003 and except for restrictions of record, easements and rights of way of record in the Office of the Judge of Probate of **SHELBY** County, Alabama; that Grantor has a good and lawful right to sell and convey the same as aforesaid, and that Grantor will warrant and defend the title to same unto the said Grantee, and unto Grantee's successors and assigns, forever, except as to said taxes, restrictions, easements and rights of way of record.

IN WITNESS WHEREOF, the said Grantor has hereunto set hand and seal on this the day and year first above written.

PRUDENTIAL RESIDENTIAL SERVICES, LIMITED PARTNERSHIP, A DELAWARE LIMITED PARTNERSHIP

BY: PRUDENTIAL HOMES CORPORATION, ITS GENERAL PARTNER

BY: [Signature]

NAME: LEAH SOUTHWARD

TITLE: Assistant

CLAYTON T. SWEENEY, ATTORNEY AT LAW

STATE OF TEXAS

COUNTY OF BEXAR

This instrument was acknowledged before me on the 19th day of AUGUST, 2003, by Leah Southard, Assistant Secretary of PRUDENTIAL HOME CORPORATION, a New York corporation, GENERAL PARTNER of PRUDENTIAL RESIDENTIAL SERVICES, LIMITED PARTNERSHIP, A DELAWARE LIMITED PARTNERSHIP, on behalf of said partnership, whose name is singed to the foregoing instrument and who is known to me, acknowledged before me on this day, that, being informed of the contents of the ** GIVEN, under my hand and official seal this the 19th day of AUGUST, 2003.



Sky M. Mulkey
NOTARY PUBLIC
MY COMMISSION EXPIRES: 10-9-04

AFTER RECORD RETURN TO:

**instrument, she as such officer and with full authority, executed the same voluntarily for and as the act of said corporation acting in its capacity as such General Partner of said Limited Partnership.