



THIS INSTRUMENT PREPARED BY:
Douglas H. Scofield, Atty
P O BOX 381704
BIRMINGHAM, AL 35238

WARRANTY DEED

2 0 0 4 1 4 / 8 6 0 5

STATE OF ALABAMA
COUNTY OF JEFFERSON

KNOW ALL MEN BY THESE PRESENTS, that for and in consideration of the sum of TWO HUNDRED TWENTY FIVE THOUSAND AND 00/100 Dollars, (\$225,000.00) and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, **DOUGLAS H. SCOFIELD AND CATHERINE C. SCOFIELD, HUSBAND AND WIFE** (hereinafter called "Grantor") does hereby GRANT, BARGAIN, SELL AND CONVEY unto **SHEILA BENSON**, (hereinafter called "Grantee"), the following described real estate, situated in **SHELBY** County, Alabama, to-wit:

LOT 11, BLOCK 1, ACCORDING TO THE SURVEY OF KIRKWALL, AS RECORDED IN MAP BOOK 6, PAGE 152 A & B, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.

Together with any improvements and/or personal property affixed thereto.

This conveyance is made subject to the following:

1. Taxes due October 1, 2004.
2. Any and all exceptions of record.

TO HAVE AND TO HOLD to the said Grantee in fee simple forever, together with every contingent remainder and right of reversion.

Grantor does individually and for the heirs, executors and administrators of the Grantor covenant with said Grantee and the heirs and assigns of the Grantee, that the Grantor is lawfully seized in fee simple of said premises; that said premises is free from all encumbrances, unless otherwise noted above; that the Grantor has a good right to sell and convey the said premises; that the Grantor and the heirs, executors, and administrators of the Grantor shall warrant and defend the said premises to the Grantee and the heirs and assigns of the Grantee forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the Grantors have executed this Deed on this the 1ST day of NOVEMBER, 2004.

State of Alabama - Jefferson County
I certify this instrument filed on:

2004 NOV 01 03:06:53:77PM

Recorded and \$		Mtg. Tax	
and \$	225.00	Deed Tax and Fee Amt.	
\$	4.50	Total \$	229.50

MICHAEL F. BOLIN, Judge of Probate



200414/8605

DOUGLAS H. SCOFIELD

CATHERINE C. SCOFIELD

STATE OF ALABAMA
COUNTY OF JEFFERSON

I, PAMELA FREDERICK, a Notary Public, for the State at Large, hereby certify that **DOUGLAS H. SCOFIELD AND CATHERINE C. SCOFIELD, HUSBAND AND WIFE**, whose name is/are signed to the foregoing Warranty Deed, and who is/are known to me, acknowledged before me on this day that, being informed of the contents of the Deed, that she executed the same voluntarily on the day the same bears dated.

GIVEN UNDER MY HAND AND OFFICIAL SEAL on this the 1ST day of NOVEMBER,

2004

Notary Public: **PAMELA FREDERICK**

My Commission Expires:

Notary Public, State of Alabama
My Commission Expires February 21, 2005

(Seal)