20050628000319010 1/1 $12.00
Shelby Cnty Judge of Probate,AL
06/28/2005 11:40:29AM FILED/CERT

**THIS INSTRUMENT WAS PREPARED BY:**

ALAN C. KEITH, ATTORNEY AT LAW
2100 LYNNGATE DRIVE
BIRMINGHAM, ALABAMA 35216

Send tax notice to:
Carla J. Crowe
1117 Wyndham Lane
Helena, AL 35080

# WARRANTY DEED

STATE OF ALABAMA
JEFFERSON COUNTY

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of One hundred eight thousand and 00/100 ($108,000.00) DOLLARS [the entire amount of which is paid from the proceeds of a purchase money mortgage closed and recorded simultaneously herewith], to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we, Thomas Benefield and wife, Nila Benefield (herein referred to as grantors) do grant, bargain, sell and convey unto Carla J. Crowe (herein referred to as GRANTEE) the following described real estate situated in SHELBY County, Alabama to-wit:

Lot 254-A, according to the Resurvey of Lots 254, 255, 256 and 267 A, Survey of Wyndham-Wilkerson Sector, Phase 5, and Resurvey of Lots 267, Wyndham-Wilkerson Sector, Phase III, as recorded in Map Book 25, Page 107, in the Probate Office of Shelby County, Alabama.

Subject to all rights of way, easements, covenants and restrictions of record.
Subject to current year ad valorem taxes, which are not yet due and payable.

TO HAVE AND TO HOLD to the said GRANTEE.

And I (we) do for myself (ourselves) and for my (our) heirs, executors, and administrators covenant with the said GRANTEE, his (her) 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 GRANTEE, his (her) heirs and assigns forever, against the lawful claims of all person.

IN WITNESS WHEREOF, I/we have hereunto set my/our hand(s) and seal(s), this June 23, 2005.

WITNESS:

_____(SEAL)

_____(SEAL)

Thomas Benefield (SEAL)
Thomas Benefield

Nila Benefield (SEAL)
Nila Benefield

STATE OF ALABAMA
JEFFERSON COUNTY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Thomas Benefield and wife, Nila Benefield, 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 hand and official seal on June 23, 2005.

NOTARY PUBLIC

My commission expires: 4-6-08