

## WARRANTY DEED JOINTLY WITH REMAINDER TO SURVIVOR

## STATE OF ALABAMA COUNTY OF JEFFERSON

KNOW ALL MEN BY THESE PRESENTS, that in consideration of the sum of ONE HUNDRED SEVENTY SEVEN THOUSAND ONE HUNDRED FIFTY DOLLARS & 00/100---(\$177,150.00) and other valuable considerations to the undersigned GRANTOR(S) BENSINGER 249 KENTWOOD LAND TRUST, D. HANEY NKA PEGGY HANEY BAKER, TRUSTEE, (hereinafter referred to as GRANTORS), in hand paid by the GRANTEE(S) herein, the receipt of which is hereby acknowledged, the said GRANTORS does by these presents GRANT, BARGAIN, SELL and CONVEY unto PHILLIP L. HALL, JR. AND LAURA F. HALL, hereinafter referred to as GRANTEE(S), for and during their joint lives and upon the death of either of them, then to the survivor of them in fee simple, together with every contingent remainder and right of reversion, the following described real estate, situated in County of Shelby, State of Alabama, to-wit:

LOT 171, ACCORDING TO THE SURVEY OF KENTWOOD, THIRD ADDITION, PHASE THREE, AS RECORDED IN MAP BOOK 20, PAGE 79, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.

\$175,211.00 OF THE PURCHASE PRICE RECEIVED ABOVE WAS PAID FROM A FIRST PURCHASE MONEY MORTGAGE LOAN CLOSED SIMULTANEOUSLY HEREWITH.

SUBJECT TO COVENANTS, RESTRICTIONS, EASEMENTS, RIGHTS OF WAY OF RECORD AND AD VALOREM TAXES FOR 2005 WHICH ARE NOT DUE AND PAYABLE AS OF YET.

TO HAVE AND TO HOLD, to the said GRANTEE (S), for and during their joint lives together and upon the death of either of them, then to the survivor of them in fee simple, and to their heirs and assigns of such survivor forever, together with every contingent remainder and right of reversion.

And I/we do for myself (ourselves) and for my (our) heirs, executors and administrators covenant with the said GRANTEES, their heirs and assigns, that I am (we are) lawfully seized in fee simple of said premises; that they are free from all encumbrances, that I(we) have a good right to sell and convey the same to the said GRANTEE(S), their heirs and assigns forever, against the lawful claims all persons, except as to the hereinabove restrictive covenants, conditions, easements and ad valorem taxes of record and do hereby WARRANT AND WILL FOREVER DEFEND the title to said property and the possession thereof.

IN WITNESS WHEREOF, I/we have hereunto set my/our hand and seal, this the day of August, 2005.

BENSINGER 240 KENTWOOD LAND TRUST D HANEY, NKA PEGGY HANEY BAKER, TRUSTEE PEGGY HANEY BAKER, TRUSTEE Shelby County, AL 09/01/2005

STATE OFALABAMA COUNTY OF JEFFERSON

State of Alabama

Deed Tax: \$2.00

I, the undersigned, a Notary Public in and for said county and state hereby certify that, PEGGY HANEY BAKER, TRUSTEE OF THE BENSINGER 240 KENTWOOD LAND TRUST, D HANEY NKA PEGGY HANEY BAKER, TRUSTEE whose name(s) is/are signed to the forgoing instrument, and who is/are known to me, acknowledged before me on this day that, being informed of the contents of the instrument, they have executed the same voluntarily and with full authority on the day the same bears date.

NOTARY PUBLIC

GIVEN under my hand and seal this the <u>LD</u> day of August, My Comm. Exp.:

THIS INSTRUMENT PREPARED BY: CHRISTOPHER P. MOSELEY MOSELEY & ASSOCIATES, P.C. 3800 COLONNADE PARKWAY, SUITE 630 BIRMINGHAM, AL 35243

SENT TAX NOTICE TO: Phillip L. Hall, Jr. 249 Kentwood Drive Alabaster, Alabama 35007

> DAVIDS. SNODDY MY COMMISSION EXPIRES 6/18/06