

Send Tax Notice To:

JAMES H BENSON

PO Box 272

WILSONVILLE AL 35486

Shelby County, AL 10/27/2005  
State of Alabama

Deed Tax: \$88.00

20051027000559530 1/1 \$99.00  
Shelby Cnty Judge of Probate, AL  
10/27/2005 01:02:26PM FILED/CERT

This instrument was prepared by:

✓ Mike T. Atchison  
P O Box 822  
Columbiana, AL 35051

**WARRANTY DEED**

STATE OF ALABAMA )

**KNOW ALL MEN BY THESE PRESENTS**

SHELBY COUNTY )

That in consideration of **EIGHTY EIGHT THOUSAND and NO/00 (\$88,000.00)**, and other good and valuable considerations to the undersigned grantor, in hand paid by grantee herein, the receipt whereof is acknowledged, I or we,

**RUSSELL B. HORTON AND WIFE, PEGGY S. HORTON**

grant, bargain, sell and convey unto,

**JAMES H BENSON**

the following described real estate, situated in: SHELBY County, Alabama, to-wit:

Lot 1, according to the Map of Walnut Glen, as recorded in Map Book 30, Page 93, in the Probate Office of Shelby County, Alabama.

Situated in Shelby County, Alabama.

Subject to restrictions, easements and rights of way of record.

This property constitutes no part of the homestead of the grantor, or of his spouse.

Subject to taxes for 2005 and subsequent years, easements, restrictions, rights of way and permits of record.

**\$0.00** of the above-recited consideration was paid from a first mortgage recorded simultaneously herewith.

**TO HAVE AND TO HOLD** to the said grantee, his, her or their heirs and assigns forever.

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

**IN WITNESS WHEREOF**, I have hereunto set my hand and seal this 26<sup>TH</sup> day of October, 2005.

  
RUSSELL B. HORTON

  
PEGGY S HORTON

STATE OF ALABAMA  
SHELBY COUNTY

I, the undersigned authority, MICHAEL T ATCHISON, a Notary Public in and for said County, in said State, hereby certify that

**RUSSELL B. HORTON AND PEGGY S. HORTON**

whose names 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 this 26<sup>TH</sup> day of October, 2005.

  
Notary Public

My Commission Expires: 10-16-08