

42099 - Sneloy

219

THIS INSTRUMENT WAS PREPARED BY:

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

**Send tax notice to:
Steadman Benton
110 Oxford Circle
Montevallo, AL 35115**



20060609000275050 1/1 \$12.00
Shelby Cnty Judge of Probate, AL
06/09/2006 02:26:46PM FILED/CERT

WARRANTY DEED

STATE OF ALABAMA
COUNTY

KNOW ALL MEN BY THESE PRESENTS

That in consideration of Seventy-eight thousand and 00/100 (\$78,000.00) DOLLARS (the entire amount of which was 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 GRANTEE(S) herein, the receipt whereof is acknowledged, we, Allen B. Gilbert and wife, Roberta Sapp-Gilbert (herein referred to as grantors) do grant, bargain, sell and convey unto Steadman Benton (herein referred to as GRANTEE) the following described real estate situated in SHELBY County, Alabama to-wit:

Lot 14, Canterbury Estates, as recorded in Map Book 12, Page 96, in the Probate Office of Shelby County, Alabama.

Subject to all rights of way, easements, covenants and restrictions of

Subject to current year ad valorem taxes which are not yet due and unpaid.

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 persons.

IN WITNESS WHEREOF, I/we have hereunto set my/our hand(s) and seal(s), this June 2, 2006.

WITNESS:

(SFAI)

Allen B. Griffith  (SEAL)

(SEAL)

Robert B. Gilbert
Robert Sapp Gilbert (SEAL)
Robert Sapp Gilbert

STATE OF ALABAMA

COUNTY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Allen B. Gilbert and wife, Roberta Sapp-Gilbert, 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 7, 2006,

My commission expires: 12/12/10

NOTARY PUBLIC

