

This instrument was prepared by:
Clayton T. Sweeney, Attorney
2700 Highway 280 East, Suite 160
Birmingham, AL 35223

Send Tax Notice To:
Brad Pickering
1015 Townes Court
Birmingham, AL 35242

STATE OF ALABAMA)

)

GENERAL WARRANTY DEED

COUNTY OF SHELBY)

)

KNOW ALL MEN BY THESE PRESENTS: That, for and in consideration of **One Hundred Ninety-Seven Thousand Seven Hundred Sixty and 00/100 (\$197,760.00)**, and other good and valuable consideration, this day in hand paid to the undersigned **Richard W. Benson, a married man, and Cassie Lynn Benson, an unmarried woman**, (hereinafter referred to as GRANTORS), in hand paid by the GRANTEE herein, the receipt whereof is hereby acknowledged, the GRANTORS do hereby give, grant, bargain, sell and convey unto the GRANTEE, **Brad Pickering**, (hereinafter referred to as GRANTEE), his heirs and assigns, the following described Real Estate, lying and being in the County of **Shelby**, State of Alabama, to-wit:

Lot 14, according to the Survey of Townes at Brook Highland, as recorded in Map Book 30, Page 133 A and B, in the Probate Office of Shelby County, Alabama.

Subject To:

Ad valorem taxes for 2008 and subsequent years not yet due and payable until October 1, 2008. Existing covenants and restrictions, easements, building lines and limitations of record.

Property being herein conveyed does not constitute the homestead of grantor Richard W. Benson, or that of his spouse.

\$187,872.00 of the consideration was paid from the proceeds of mortgage loans closed simultaneously herewith.

TO HAVE AND TO HOLD, the tract or parcel of land above described together with all and singular the rights, privileges, tenements, appurtenances, and improvements unto the said GRANTEE, his heirs and assigns forever.

AND SAID GRANTORS, for said GRANTORS, GRANTORS' heirs, successors, executors and administrators, covenants with GRANTEE, and with GRANTEE'S heirs and assigns, that GRANTORS are lawfully seized in fee simple of the said Real Estate; that said Real Estate is free and clear from all Liens and Encumbrances, except as hereinabove set forth, and except for taxes due for the current and subsequent years, and except for any Restrictions pertaining to the Real Estate of record in the Probate Office of said County; and that GRANTORS will, and GRANTORS' heirs, executors and administrators shall, warrant and defend the same to said GRANTEE, and GRANTEE'S heirs and assigns, forever against the lawful claims of all persons.

IN WITNESS WHEREOF, said GRANTOR has hereunto set his hand and seal this the **27th** day of **March, 2008**.


Richard W. Benson

STATE OF ALABAMA)

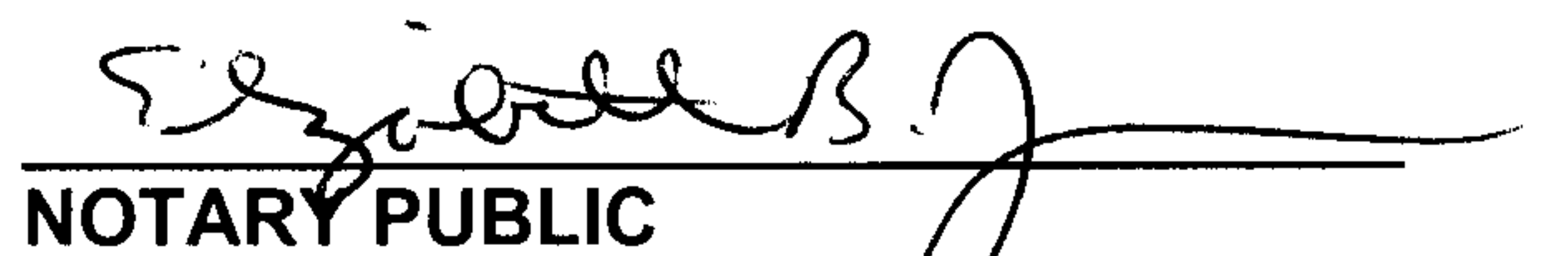
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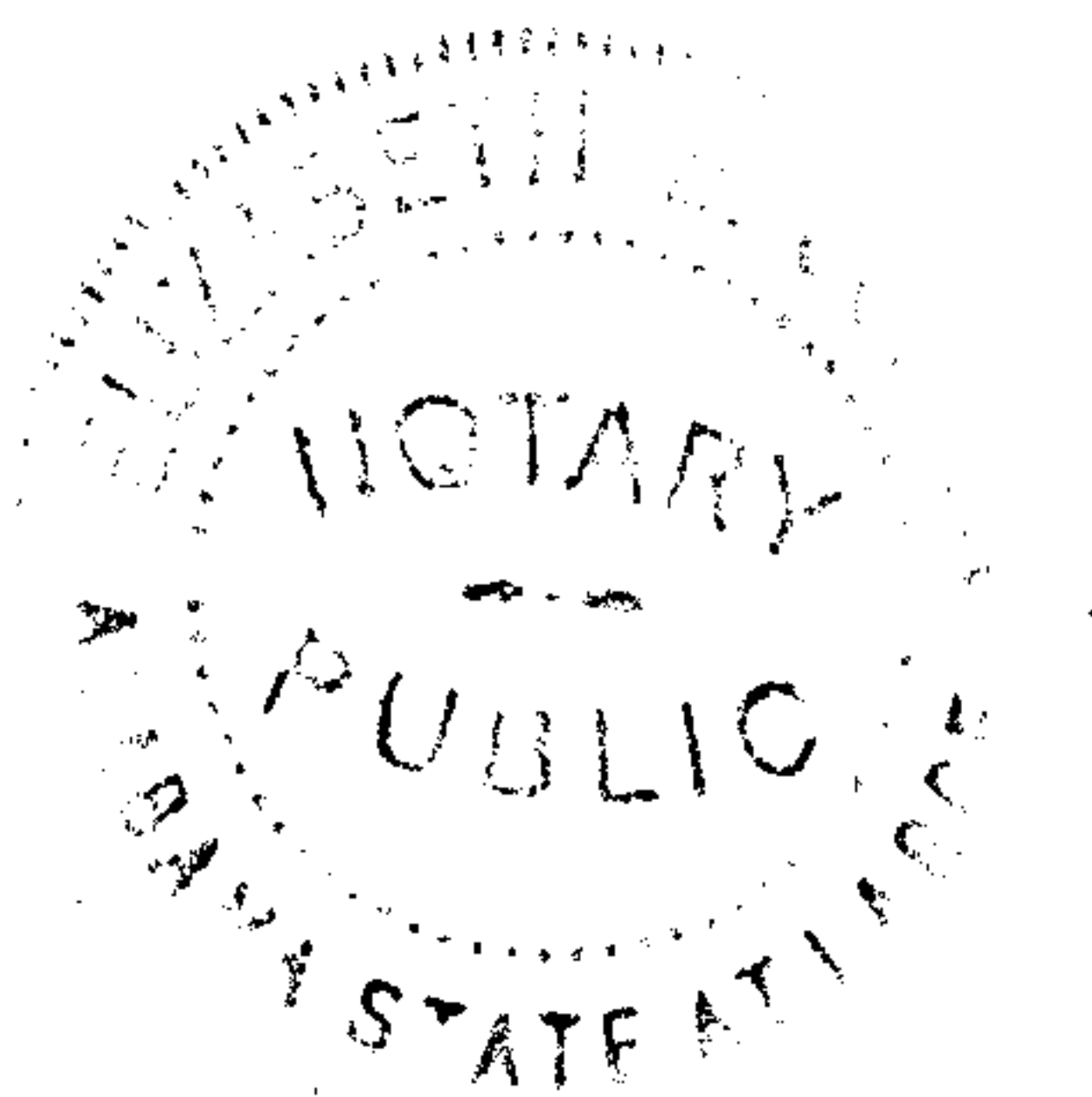
COUNTY OF JEFFERSON)

)

I, the undersigned, a Notary Public, in and for said County and State, hereby certify that Richard W. Benson, a married man, whose name is signed to the foregoing conveyance and who is known to me, acknowledged before me on this day that, being informed of the contents of the Instrument he executed the same voluntarily on the day the same bears date.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this the 27th day of March, 2008.


NOTARY PUBLIC
My Commission Expires: 4/29/2010



Shelby County, AL 04/04/2008
State of Alabama

Deed Tax: \$10.00

20080404000136990 2/2 \$24.00
Shelby Cnty Judge of Probate, AL
04/04/2008 08:27:52AM FILED/CERT

IN WITNESS WHEREOF, said GRANTOR has hereunto set her hand and seal this the **27th** day of **March**, **2008**.

Cassie Lynn Benson

Cassie Lynn Benson

STATE OF Alabama)

:

COUNTY OF Baldwin)

I, the undersigned, a Notary Public, in and for said County and State, hereby certify that Cassie Lynn Benson, an unmarried woman, whose name is signed to the foregoing conveyance and who is known to me, acknowledged before me on this day that, being informed of the contents of the Instrument she executed the same voluntarily on the day the same bears date.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this the 27th day of March, 2008.

Amber Gray

NOTARY PUBLIC

My Commission Expires: 11/9/08

