

## WARRANTY DEED

Shelby County, AL 10/03/2008  
State of Alabama

Deed Tax: \$4.00

STATE OF ALABAMA  
COUNTY OF JEFFERSON

**KNOW ALL MEN BY THESE PRESENTS**, that in consideration of the sum of Two Hundred Forty Five Thousand Two Hundred Dollars & 00/100--- (\$245,200.00) and other valuable considerations to the undersigned GRANTOR(S) PATSY A. TYLER, AS TRUSTEE OF THE PATSY A. TYLER LIVING TRUST, DATED AUGUST 27, 2004 (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 ESTHER RUTH BENNKEN hereinafter referred to as GRANTEE(S), his/her heirs and/or assigns, the following described real estate, situated in County of Shelby, State of Alabama, to-wit:

**LOT 21, ACCORDING TO THE FINAL RECORD PLAT OF GREYSTONE FARMS, GUILFORD PLACE, PHASE 3, AS RECORDED IN MAP BOOK 24, PAGE 27, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA; BEING SITUATED IN SHELBY COUNTY, ALABAMA.**

**\$241,411.00 OF THE PURCHASE PRICE RECEIVED ABOVE WAS PAID FROM A FIRST PURCHASE MONEY MORTGAGE LOAN CLOSED SIMULTANEOUSLY HEREWITH.**

Subject to any easements, restrictive covenants, rights-of-way of record and ad valorem taxes .

**TO HAVE AND TO HOLD**, to the said GRANTEE (S), to his/her heirs and assigns forever.

And I/we do for myself (ourselves) and for my (our) heirs, executors and administrators covenant with the said GRANTEES, 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, that I (we) have a good right to sell and convey the same to the said GRANTEE(S), his/her 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 30<sup>TH</sup> day of September, 2008.

PATSY A. TYLER LIVING TRUST DATED  
AUGUST 27, 2004

*Patsy A. Tyler Trustee*  
PATSY A. TYLER, TRUSTEE

STATE OF ALABAMA  
COUNTY OF JEFFERSON

I, the undersigned, a Notary Public in and for said county and state hereby certify that PATSY A. TYLER AS TRUSTEE OF THE PATSY A. TYLER LIVING TRUST DATED AUGUST 27, 2004 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, he/she/they have executed the same voluntarily and with full authority on the day the same bears date.

GIVEN under my hand and seal this the 30<sup>TH</sup> day of September, 2008.

**CHRISTOPHER P. MOSELEY**  
**MY COMMISSION EXPIRES 10/07/09**

*Christopher P. Moseley*  
NOTARY PUBLIC

THIS INSTRUMENT PREPARED BY:  
CHRISTOPHER P. MOSELEY  
MOSELEY & ASSOCIATES, P.C.  
2871 ACTON ROAD, SUITE 101  
BIRMINGHAM, AL 35243

SEND TAX NOTICE TO:  
ESTHER RUTH BEENKEN  
4008 GUILFORD ROAD  
BIRMINGHAM, AL. 35242