

This instrument prepared by:  
R. Timothy Estes, Esq.  
Estes, Sanders & Williams, LLC  
3800 Colonnade Parkway, Suite 330  
Birmingham, Alabama 35243

20090407000127340 1/1 \$13.00  
Shelby Cnty Judge of Probate, AL  
04/07/2009 01:03:29PM FILED/CERT

Send Tax Notice To:  
Stephanie Caldwell  
222 Hidden Creek Drive  
Pelham, Alabama 35124

## WARRANTY DEED

STATE OF ALABAMA )  
COUNTY OF SHELBY )

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of the sum of **One Hundred Thirty One Thousand Five Hundred and 00/100 Dollars** (\$131,500.00) to the undersigned grantor or grantors in hand paid by the GRANTEE herein, the receipt whereof is hereby acknowledged, I/we,

**Anthony N. Benson, Jr. and Elizabeth Y. Benson (being the same as Elizabeth Y. Edmondson), husband and wife**

(herein referred to as GRANTORS) do grant, bargain, sell and convey unto

**Stephanie Caldwell**

(herein referred to as GRANTEE) the following described real estate situated in Shelby County, Alabama, to-wit:

**Lot 148, according to the Survey of Phase One Hidden Creek III, as recorded in Map Book 26, Page 13,  
in the Probate Office of Shelby County, Alabama.**

Subject to: All Easements, Restrictions and Rights of Way of record.

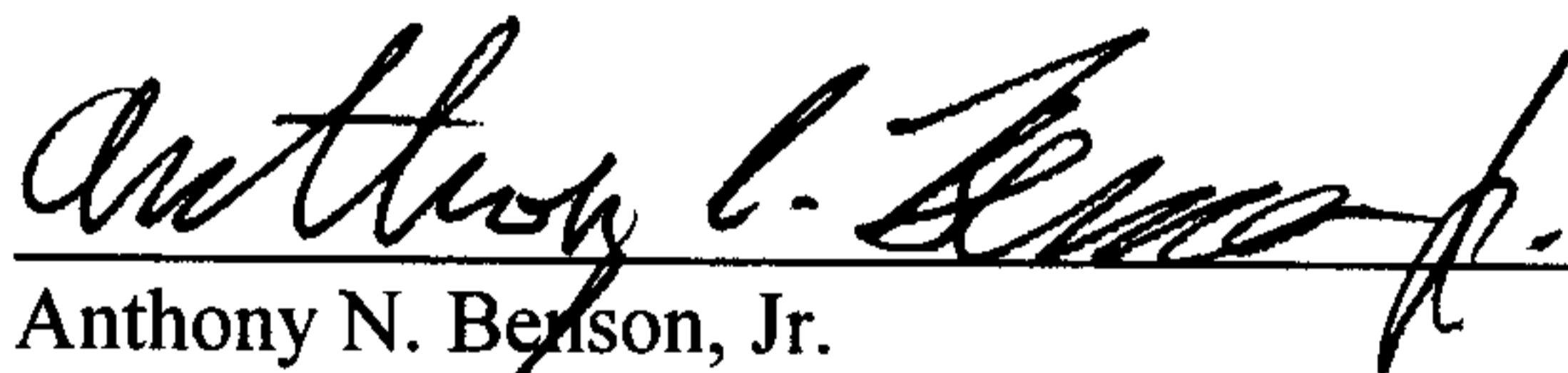
\$129,177.00 of the consideration was paid from a first mortgage loan closed simultaneously herewith.  
\$3,945.00 of the consideration was paid from a second mortgage loan closed simultaneously herewith.

**TO HAVE AND TO HOLD** unto the said GRANTEE, her heirs and assigns, forever.

Together with all and singular the tenements, hereditaments and appurtenances thereto belonging or in anyway appertaining in fee simple.

And we do for ourselves and for our heirs, executors, and administrators covenant with the said GRANTEE, her heirs and assigns, that we are lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that we have a good right to sell and convey the same as aforesaid; that we will and our heirs, executors and administrators shall warrant and defend the same to the said GRANTEE, her heirs and assigns forever, against the lawful claims of all persons.

**IN WITNESS WHEREOF**, the said GRANTORS have hereunto set their signatures and seals, this the 27th day of March, 2009.

  
Anthony N. Benson, Jr.

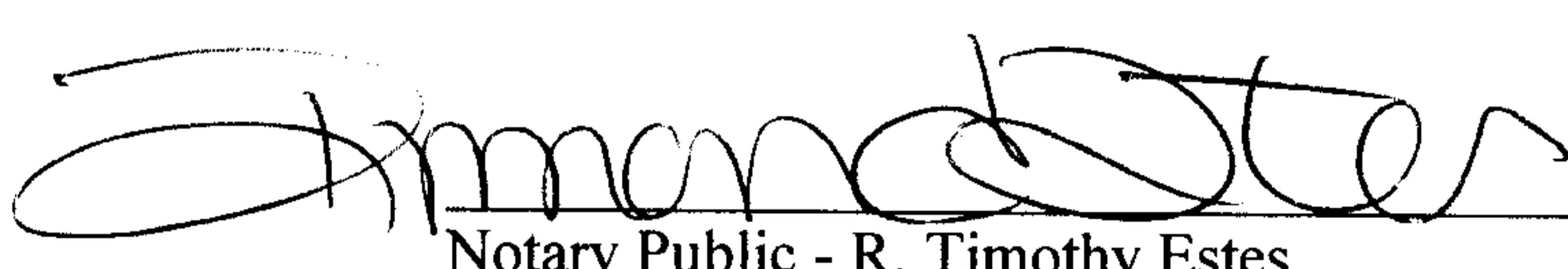
  
Elizabeth Y. Benson

STATE OF ALABAMA )  
COUNTY OF JEFFERSON )

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Anthony N. Benson, Jr. And Elizabeth Y. Benson, 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 27th day of March, 2009.



  
Notary Public - R. Timothy Estes

My Commission Expires: July 11, 2011