

This Instrument Was Prepared By:  
Holliman Law Firm  
2491 Pelham Pkwy, 205-663-0281  
Pelham, Al 35124

  
20100426000125660 1/2 \$16.50  
Shelby Cnty Judge of Probate, AL  
04/26/2010 01:46:26 PM FILED/CERT

\$112,390.00

STATE OF ALABAMA  
COUNTY OF SHELBY

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, That in consideration of other good and valuable considerations and the sum of Ten and no/100 (\$10.00) Dollars to the undersigned GRANTOR in hand paid by the GRANTEE herein, the receipt of which is hereby acknowledged, Lynne M. Benson, a single woman, (hereinafter referred to as GRANTOR), does hereby grant, bargain, sell and convey unto Melinda Tully, the following described real estate situated in the County of Shelby and State of Alabama, to-wit:

Lot 20 according to the Survey of The Cottages as recorded in Map Book 12, Page 19, Shelby County, Alabama Records.

This conveyance is hereby made subject to restrictions, easements and rights of way of record in the Probate Office of Shelby County, Alabama.

\$110,353.00 of the purchase price was paid from a purchase money first mortgage recorded herewith and \$3,371.00 of the purchase price was paid from a purchase money second mortgage recorded herewith.

Grantee's address: 33 Cottage Circle

Pelham, Alabama 35124

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

And said GRANTOR does for herself, her successors and assigns covenants with the said GRANTEE, her heirs and assigns, that GRANTOR is lawfully seized in fee simple of said premises, that they are free from all encumbrances, unless otherwise noted above, that they are entitled to the immediate possession thereof; that GRANTOR has a good right to sell and convey the same as aforesaid; that GRANTOR will and her heirs and assigns shall, warrant and defend the same to the said GRANTEE, their heirs and

Shelby County, AL 04/26/2010  
State of Alabama  
Deed Tax : \$2.50

assigns forever, against The lawful claims of all persons. I N

WITNESS WHEREOF, I has hereunto set my hand and seal on this the

15th day of April, 2010.

Lynne M Benson, by Cindee Benson  
Lynne M. Benson, by Cindee Holladay  
Benson Holladay, as as AIF  
attorney-in-fact

STATE OF ALABAMA

COUNTY OF SHELBY

I, the undersigned, a notary public in and for said county in said state, hereby certify that Lynne M. Benson, a single woman, by Cindee Benson Holladay, in her capacity as attorney in fact with full authority, 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 conveyance, she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this the 15th day of April, 2010.

[Signature]  
Notary Public

My Commission Expires:

8-24-10

