

This instrument was prepared by:
William H. Halbrooks, Attorney
#1 Independence Plaza - Suite 704
Birmingham, AL 35209

Send Tax Notice To:
~~Carl HC Anderson~~ Erik Anderson
~~828 County Line Road~~ P.O. Box 8106
~~Oxford, AL 36203~~ Anniston, AL 36202

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

STATE OF ALABAMA)

COUNTY OF SHELBY)

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of One Hundred Seventy-four Thousand and no/100--
(\$174,000.00) Dollars

to the undersigned grantor or grantors in hand paid by the GRANTEE/S herein, the receipt
whereof is acknowledged, I/we,

Kelly Benefied and Wendy Benefield, husband and wife
(herein referred to as GRANTORS) do grant, bargain, sell and convey unto
Erik P. Anderson and Carl HC Anderson

(herein referred to as GRANTEES,) as joint tenants with right of survivorship, the following
described real estate situated in Shelby County, Alabama to-wit:

Lot 23A, according to a Resurvey of Lot 23, Panther Ridge, as recorded in Map Book 33,
Page 8, in the Probate Office of Shelby County, Alabama.


Subject to current taxes, easements and restrictions of record.

\$ 154,860.00 of the purchase price recited above was paid from a mortgage loan closed
simultaneously herewith.


TO HAVE AND TO HOLD Unto the said GRANTEES as joint tenants, with right of
survivorship, their heirs and assigns forever; it being the intention of the parties to this conveyance
that (unless the joint tenancy hereby created is severed or terminated during the joint lives of the
grantees herein) in the event one grantee herein survives the other, the entire interest in fee simple
shall pass to the surviving grantee, and if one does not survive the other, then the heirs and
assigns of the grantees herein shall take as tenants in common.

And I (we) do for myself (ourselves) and for my (our) heirs, executors, and administrators
covenant with the said GRANTEES, their 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
GRANTEES, their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, I have hereunto set my hand(s) and seal(s), this 27th
day of May, 2010.



Kelly Benefield (Seal)



Wendy Benefield (Seal)

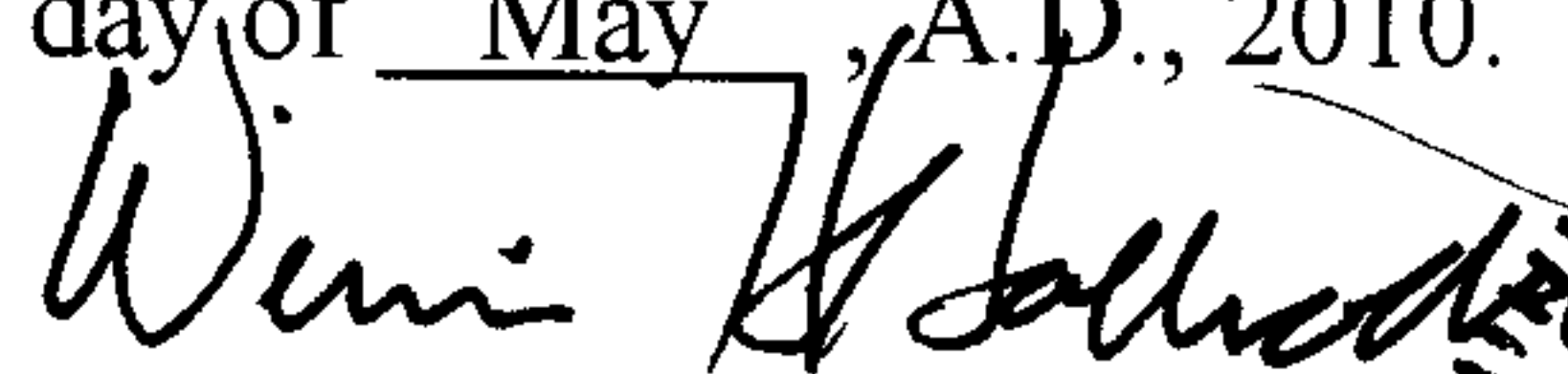
STATE OF ALABAMA)
)
JEFFERSON COUNTY)

General Acknowledgment

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that
Kelly Benefield and Wendy Benefield, whose name(s) is/are signed to the foregoing
conveyance, and who is/are known to me, acknowledged before me on this day, that, being
informed of the contents of the conveyance he/she/they executed the same voluntarily on the day
the same bears date.

Given under my hand and official seal this 27th day of May, A.D., 2010.

My Commission Expires 4/21/12




William H. Halbrooks, Notary Public

Shelby County, AL 06/09/2010

State of Alabama

Deed Tax : \$19.50


20100609000182630 1/1 \$30.50
Shelby Cnty Judge of Probate, AL
06/09/2010 01:54:01 PM FILED/CERT

