

THIS INSTRUMENT PREPARED BY:
R. Timothy Estes, Esquire
Estes, Sanders & Williams, LLC
4501 Pine Tree Circle
Birmingham, Alabama 35243

SEND TAX NOTICE TO:
Alfred J. Benintende, Jr.
Virginia R. Benintende
3223 Crossings Drive
Birmingham, AL 35242

WARRANTY DEED
Joint Tenants With Right of Survivorship

STATE OF ALABAMA)
COUNTY OF SHELBY)

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of Two Hundred Eighty-Five Thousand Nine Hundred and 00/100 Dollars (\$285,900.00) and other good and valuable consideration paid in hand by the GRANTEES herein to the undersigned GRANTOR, the receipt whereof is acknowledged,

JOSEPH JASON WALKER AND TARA VINSON WALKER, HUSBAND AND WIFE
(herein referred to as GRANTOR, whether one or more) does, grant, bargain, sell and convey unto

ALFRED J. BENINTENDE, Jr. AND VIRGINIA R. BENINTENDE
(herein referred to as GRANTEE, whether one or more), the following described real estate situated in SHELBY County, Alabama, to-wit:

Lot 211, according to the Map and Survey of Caldwell Crossings, 2nd Sector, Phase 5, as recorded in Map Book 32, Page 103 A & B, in the Probate Office of Shelby County, Alabama.

Mineral and mining rights excepted. Subject to current taxes, easements and restrictions of record.

\$80,000.00 of the consideration set out herein above was paid from the proceeds of a mortgage filed simultaneously herewith.

TO HAVE AND TO HOLD Unto the said GRANTEES as joint tenants, with right of survivorship, his/her/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 we do for ourselves and for our heirs, executors, and administrators covenant with the said GRANTEES, their 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 GRANTEES, his/her/their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, we have set our hands and seals, this the 26th day of June, 2012.


Joseph Jason Walker

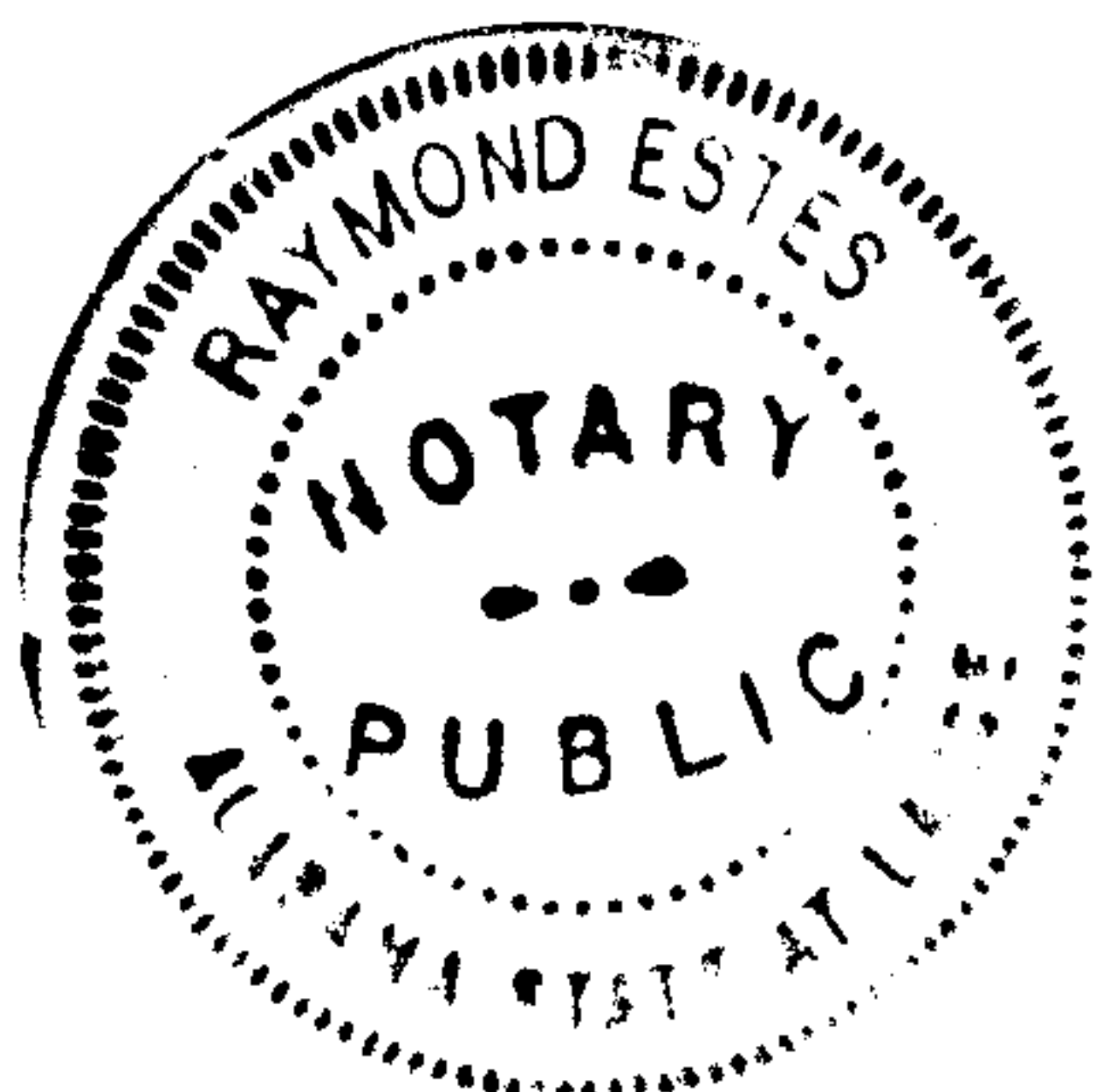

Tara Vinson Walker


STATE OF ALABAMA)
COUNTY OF JEFFERSON)

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Joseph Jason Walker and wife, Tara Vinson Walker, 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 26th day of June, 2012.


R. TIMOTHY ESTES - Notary Public
My Commission Expires: July 11, 2015




20120703000234440 1/1 \$218.00
Shelby Cnty Judge of Probate, AL
07/03/2012 12:17:21 PM FILED/CERT

Shelby County, AL 07/03/2012
State of Alabama
Deed Tax: \$206.00