

This instrument is prepared by:
Sandy F. Johnson
3170 Highway 31 South
Pelham, AL 35124

SEND TAX NOTICE TO:
James Stanley Bennett, Jr and Cecilia
Amelia Bennett
1924 Seattle Slew Drive
Helena, Alabama 35080

WARRANTY DEED

STATE OF ALABAMA)
SHELBY COUNTY)

KNOW ALL MEN BY THESE PRESENTS, That in consideration of the sum of One Hundred Eighty-Five Thousand And No/100 Dollars (\$185,000.00) paid by the grantee herein, the receipt of which is hereby acknowledged, I/we, Jamie Gleason, Personal Representative of the Estate of Betty Diane Lee, deceased, Probate Case No. PR-2011-000758 (hereinafter grantor, whether one or more), do grant, bargain, sell and convey unto James Stanley Bennett, Jr and Cecilia Amelia Bennett (hereinafter Grantees), as joint tenants with rights of survivorship, all of my/our right, title and interest in the following described real estate, situated in Shelby County, Alabama.

Lot 41, according to the Survey of Dearing Downs, 11th Addition, as recorded in Map Book 15, page 90, in the Probate Office of Shelby County, Alabama; being situated in Shelby County, Alabama.

Subject to current taxes, all matters of public record, including, but not limited to easements, restrictions of record, and other matters which may be viewed by observation.

One Hundred Eighty-One Thousand Six Hundred Forty-Nine And No/100 Dollars (\$181,649.00) of the consideration recited herein is from the proceeds of a purchase money mortgage of even date herewith.

Betty Diane Lee was one and the same as Diane Materna, the grantee of the deed recorded in Instrument #1997-30322.

TO HAVE AND TO HOLD unto the said Grantees as joint tenants, with rights of survivorship, their heirs and assigns, forever; it being the intention of the parties to this conveyance that (unless the joint tenancy 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.

Grantor does, for Grantor and for Grantor's heirs, executors and administrators covenant with the said Grantees as joint tenants, with rights of survivorship, their heirs executors and administrators, that Grantor is lawfully seized in fee simple of said premises; that it is free from all encumbrances, unless otherwise noted above; that Grantor has a good right to sell and convey the same as aforesaid; that Grantor will and Grantor's heirs, executors and administrators shall warrant and defend the same to the said Grantees, and their heirs, executors and administrators forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the undersigned have hereunto set our hands and seals on June 27, 2012.

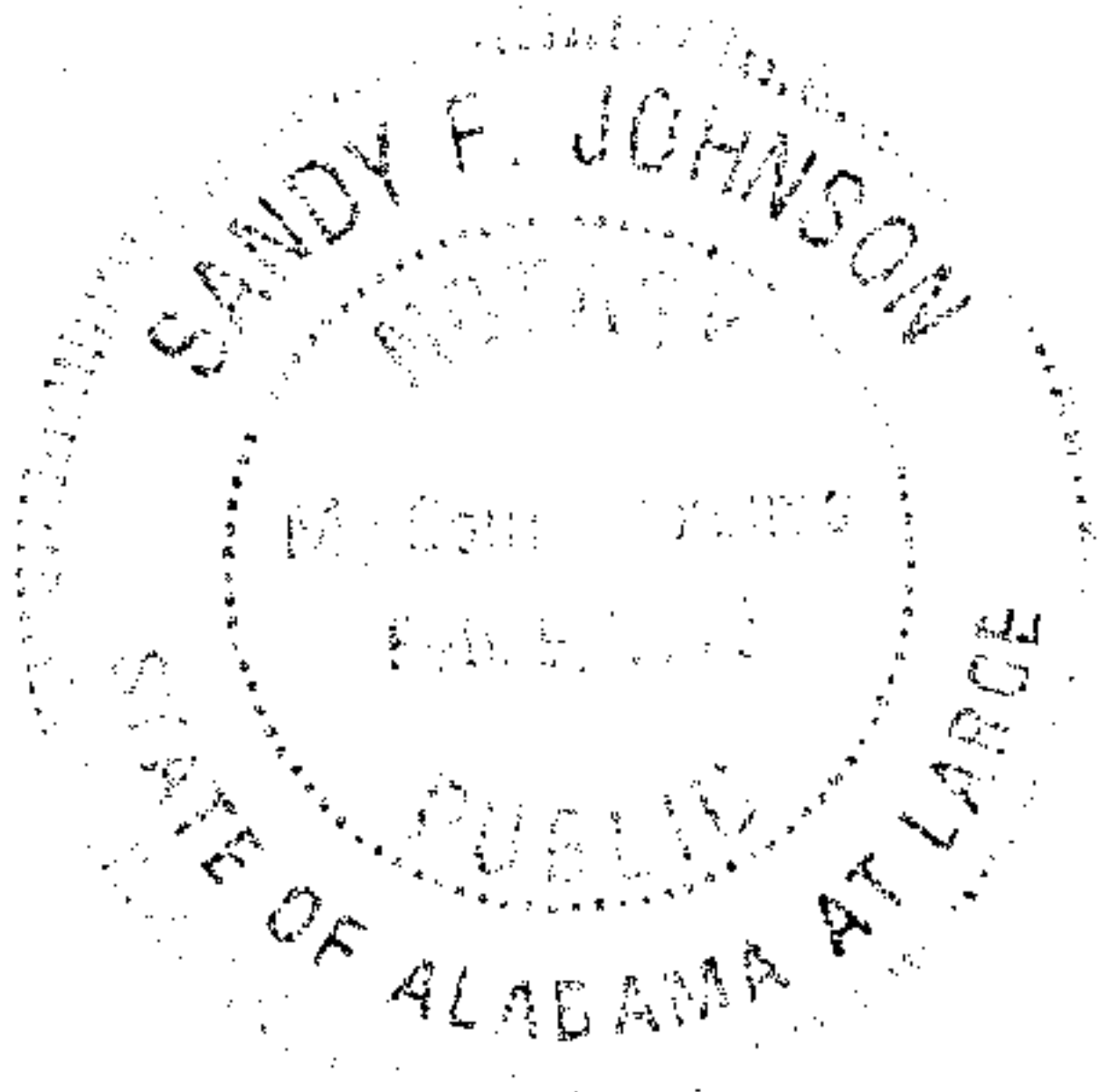
Estate of Betty Diane Lee, deceased
BY: Jamie Gleason and PR
Jamie Gleason, Personal Representative

20120706000239200 1/1 \$15.50
Shelby Cnty Judge of Probate, AL
07/06/2012 01:34:21 PM FILED/CERT

STATE OF ALABAMA)
SHELBY COUNTY)

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that Jamie Gleason, whose name as Personal Representative of the Estate of Betty Diane Lee, deceased, 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, as such Personal Representative and with full authority, executed the same voluntarily for and as the act of said Estate.

Given under my hand and official seal on the 27th day of June, 2012.
Sandy F. Johnson
Notary Public
Commission Expires:



FILE NO.: TS-1200313

Shelby County, AL 07/06/2012
State of Alabama
Deed Tax: \$3.50