

This instrument was prepared by:
The Law Office of Jack R. Thompson, Jr., LLC
3500 Colonnade Parkway, Suite 350
Birmingham, AL 35243
Phone (205) 443-9027

Send Tax Notice To:
Eric Benford & Sherron Benford
608 Village Way
Pelham, AL 35124

CORPORATION FORM WARRANTY DEED JOINTLY FOR LIFE WITH REMAINDER TO
SURVIVOR

STATE OF ALABAMA)
) KNOW ALL MEN BY THESE PRESENTS
SHELBY COUNTY)

That in consideration of \$248,993.00, the amount of which can be verified in the Sales Contract between the parties hereto, to the undersigned grantor, Portrait Homes, LLC, a Limited Liability Company, whose mailing address is P.O. Box 361465 - Hoover, AL 35226 (herein referred to as GRANTOR), in hand paid by the GRANTEES herein, the receipt of which is hereby acknowledged, the said GRANTOR does by these presents, grant, bargain, sell and convey unto Eric Benford and Sherron Benford, whose mailing address is 608 Village Way, Pelham, AL 35124 (herein referred to as GRANTEES) for and during their joint lives and upon the death of either of them, then to the survivor of them in fee simple, together with every contingent remainder and right of reversion, the following described real estate, situated in Shelby County, Alabama, the address of which is 608 Village Way, Pelham, AL 35124; to-wit:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF.

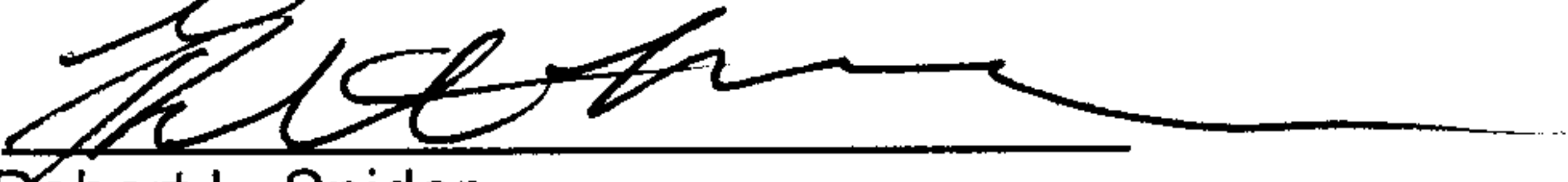
Subject to ad valorem taxes for the current year and subsequent years.
Subject to restrictions, reservations, conditions, and easements of record.
Subject to any minerals or mineral rights leased, granted or retained by prior owners.

TO HAVE AND TO HOLD, To the said GRANTEES for and during their joint lives and upon the death of either of them, then to the survivor of them in fee simple, and to the heirs and assigns of such survivor forever, together with every contingent remainder and right of reversion. And said GRANTOR does for itself, its successors and assigns, covenant with said GRANTEES, their heirs and assigns, that is lawfully seized in fee simple of said premises, that they are free from all encumbrances, that it has a good right to sell and convey the same as aforesaid, and that it will and its successors and assigns shall, warrant and defend the same to the said GRANTEES, their heirs, executors and assigns forever, against the lawful claims of all persons.

Note; \$236,543.00 of this purchase price is being paid by the proceeds of a first mortgage loan executed and recorded simultaneously herewith.

IN WITNESS WHEREOF the said GRANTOR, by its Member, Robert L. Snider, who is authorized to execute this conveyance, has hereto set its signature and seal, this the 6th day of March, 2013.

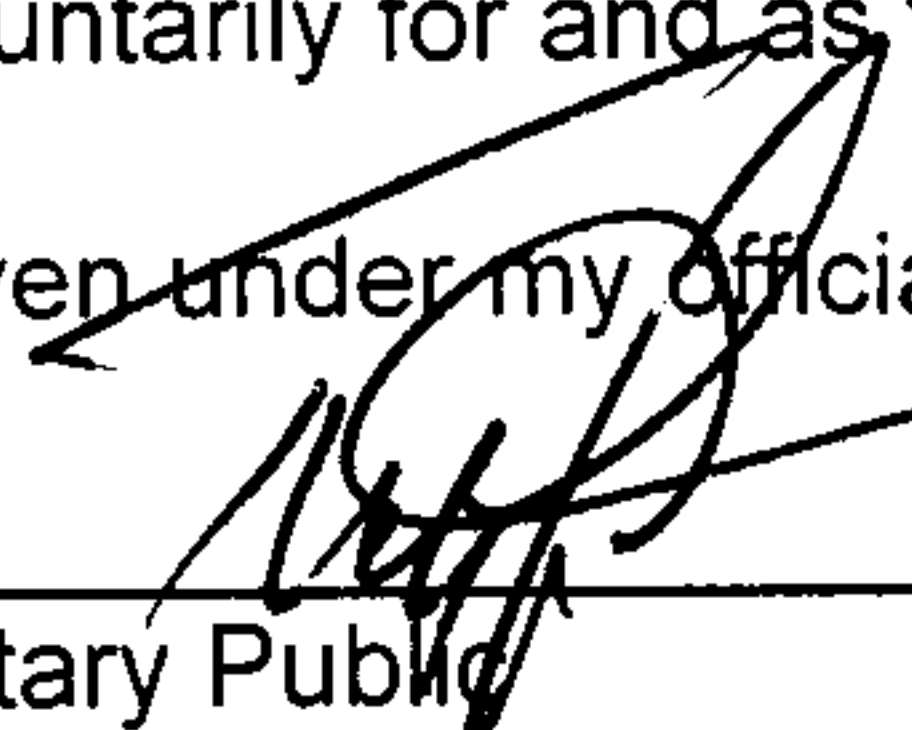
Portrait Homes, LLC

BY: 
Robert L. Snider
Member

State of Alabama
Jefferson County

I, The Undersigned, a notary for said County and in said State, hereby certify that Robert L. Snider, whose name as the Managing Member of Portrait Homes, LLC, an Alabama Limited Liability Company, is signed to the foregoing instrument and who is known to me, acknowledged before me on this day that, being informed of the contents of said instrument, he/she, as such managing member and with full authority, executed the same voluntarily for and as the act of said Limited Liability Company.

Given under my official hand and seal this the 6th day of March, 2013.


Notary Public
Commission Expires: 10/31/2016

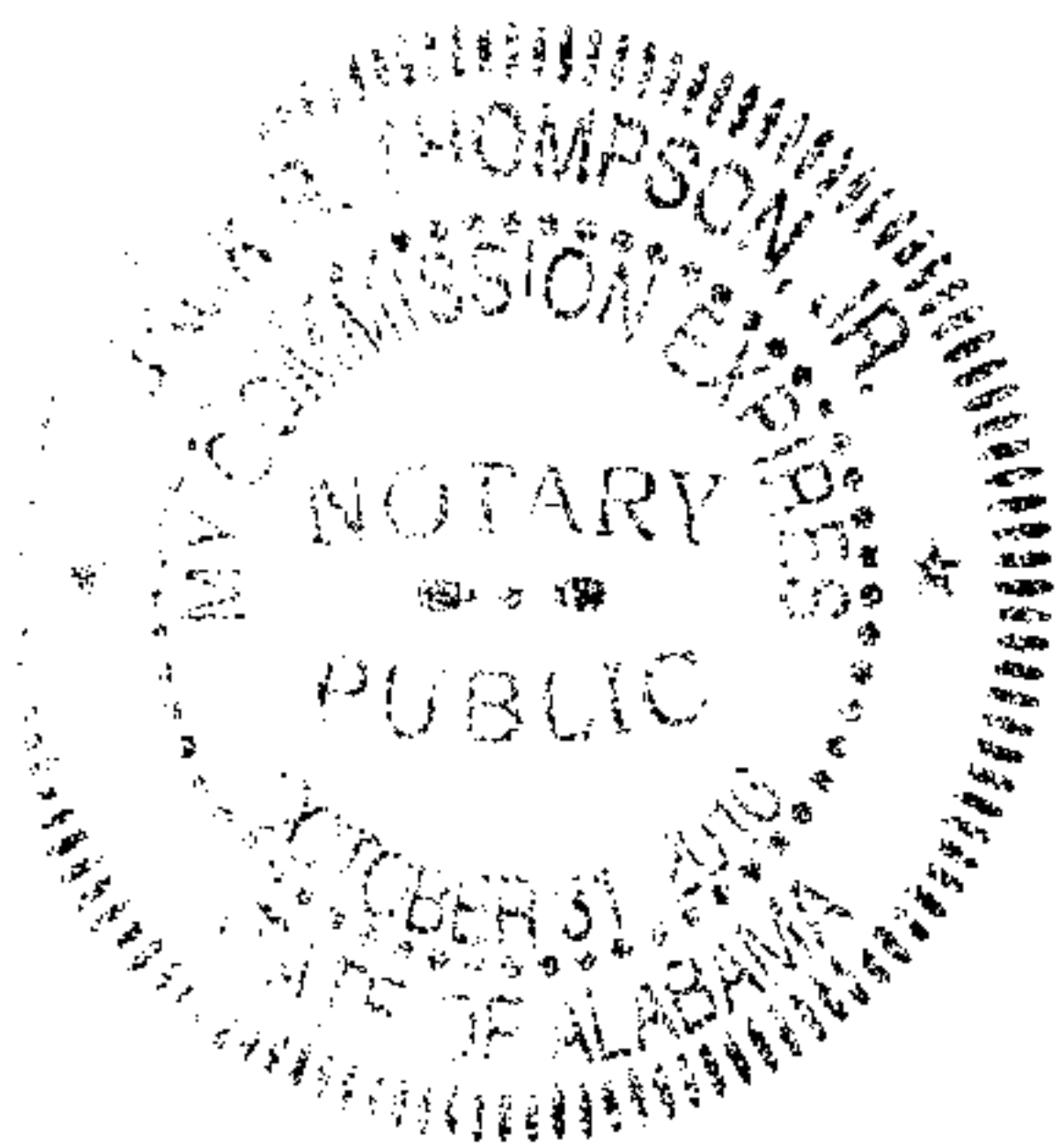


EXHIBIT "A"
Legal Description

Lot 10, according to the Survey of Final Plat of Parkside Village Phase 2, as recorded in Map Book 37, Page 60,
in the Office of the Probate Judge of Shelby County, Alabama.

