

This instrument was prepared by:
Halbrooks & Allen, LLC
#1 Independence Plaza - Suite 704
Birmingham, AL 35209

Send Tax Notice To:
Micah Morningstar
1021 Columbia Circle
Birmingham, AL 35242
(which is also the property address)

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP
STATE OF ALABAMA)
COUNTY OF SHELBY)
KNOW ALL MEN BY THESE PRESENTS

That in consideration of Four Hundred Fifty-Five Thousand and No/100 (\$455,000.00) Dollars
(as evidenced by closing statement)

to the undersigned Grantor, in hand paid by the Grantee herein, the receipt whereof is acknowledged, I/we,
Kenneth N. Benson and Gail Benson, Husband and Wife
(whose address is: P.O. BOX 382321 Birmingham, AL 35238)

(herein referred to as GRANTOR, whether one or more) do grant, bargain, sell and convey unto
Micah Morningstar and Christi Morningstar
(whose address is the property address)

(herein referred to as GRANTEE, whether one or more) as joint tenants with right of survivorship,
the following described real estate situated in Shelby county, Alabama to-wit:

See attached Exhibit "A" for legal description of the property which is incorporated
herein for all purposes.

Subject to: Current taxes, easements, restrictions, rights-of-way and liens of record.

\$ 288,562.00 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 13th
day of February, 2017.

Kenneth N. Benson (Seal) Gail Benson (Seal)

STATE OF ALABAMA)
COUNTY OF JEFFERSON)
General Acknowledgment

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that
Kenneth N. Benson and Gail Benson, 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.

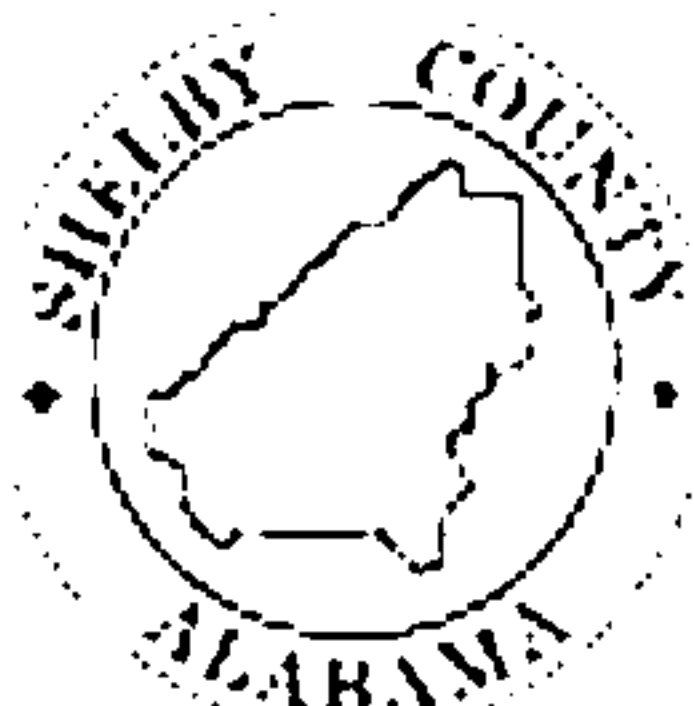
Given under my hand and official seal this 13th day of February, A.D., 2017.

My Commission Expires: 9/22/17 Caroline Harrington Allen
Caroline Harrington Allen, Notary Public

EXHIBIT "A" - LEGAL DESCRIPTION

Lot 2947, according to the Survey of Highland Lakes, 29th Sector, an Eddleman Community, as recorded in Map Book 36, Pages 33 A, B, C & D, in the Probate Office of Shelby County, Alabama.

Together with a nonexclusive easement to use the private roadways, Common Area all as more particularly described in the Declaration of Easements and Master Protective Covenants for Highland Lakes, a Residential Subdivision recorded in Instrument 1994-07111; amended by Instrument 1996-17543 and further amended in Instrument 1999-31095, in the Probate Office of Shelby County, Alabama and the Declaration of Covenants, Conditions and Restrictions for Highland Lakes Residential Subdivision, 29th Sector, recorded in Instrument 20051229000667930 in the Probate Office of Shelby County, Alabama (which, together with all amendments thereto, is hereinafter collectively referred to as the "Declaration").



Filed and Recorded
Official Public Records
Judge James W. Fuhrmeister, Probate Judge,
County Clerk
Shelby County, AL
02/13/2017 03:01:05 PM
\$184.50 CHERRY
20170213000052890

A handwritten signature in black ink, appearing to read "James W. Fuhrmeister", is written over the printed name and title of the Probate Judge.