

This instrument was prepared by

(Name) Clayton T. Sweeney
(Address) 2100 SouthBridge Parkway, Suite 650
Birmingham, AL 35209

SEND TAX NOT

Richard W. Benson
5554 Parkview Circle
Birmingham, AL 35242

\$1.00
4.00
2.50
\$7.50

Corporation Form Warranty Deed - LAND TITLE COMPANY OF ALABAMA, Birmingham, Alabama

STATE OF ALABAMA

COUNTY OF Shelby

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of Twenty Two Thousand Five Hundred and no/100----- DOLLARS,

to the undersigned grantor, Oak Ridge Partnership, an Alabama General Partnership a corporation

(herein referred to as GRANTOR) in hand paid by the grantee herein, the receipt of which is hereby acknowledged, the said GRANTOR does by these presents, grant, bargain, sell and convey unto

Richard W. Benson, d.b.a. Benson Custom Homes
(herein referred to as GRANTEE, whether one or more), the following described real estate, situated in
Shelby County, Alabama

Lot 24, according to the Survey of Oakridge, 2nd Sector, as recorded in
Map Book 10, Page 50 A & B, of the records in the Office of the Judge of
Probate, Shelby County, Alabama.

Subject to:

Advalorem taxes for the year 1990 which are a lien but are not due and payable
until October 1, 1990.

Existing easements, restrictions, set-back lines, limitations, if any,
of record.

All of the consideration was paid from the proceeds of a mortgage loan
closed simultaneously herewith.

STATE OF ALA. SHELBY CO.
I CERTIFY THIS
INSTRUMENT WAS FILED

90 APR 30 AM 11:42

1. Deed Tax	\$	1.00
2. Mtg. Tax	\$	4.00
3. Recording Fee	\$	2.50
4. Indexing Fee	\$	1.00
5. No Tax Fee	\$	1.00
6. Certified Fee	\$	1.00
Total	\$	7.50

TO HAVE AND TO HOLD, To the said GRANTEE, his, her or their heirs and assigns forever.

And said GRANTOR does for itself, its successors and assigns, covenant with said GRANTEE, his, her or
their heirs and assigns, that it is lawfully seized in fee simple of said premises, that they are free from all encum-
brances, 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 GRANTEE, his, her or their heirs, executors and assigns
forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the said GRANTOR by its Partner, Milton Pate President, who is
authorized to execute this conveyance, hereto set its signature and seal,

this the 13th day of April, 19 90.

ATTEST:

Oak Ridge Partnership

Secretary

By

Milton Pate, Partner

Milton Pate

President
Partner

STATE OF Alabama

COUNTY OF Jefferson

I, the undersigned

a Notary Public in and for said County, in said State,

hereby certify that Milton Pate

whose name as Partner President of Oak Ridge Partnership, an Alabama/ General Partnership
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, he, as such officer and with full authority, executed the same voluntarily for
and as the act of said corporation. partnership.

Given under my hand and official seal, this the 13th day of April, 19 90

Notary Public