

SEND TAX NOTICE TO:

(Name) John Calvin Kelly
Paula Best Kelly
1021 Somerset Lane
(Address) Birmingham, AL 35242

This instrument was prepared by

(Name) Clayton T. Sweeney
2700 Hwy 280E, Suite 290E
(Address) Birmingham, AL 35223

Form TITLE 5400 1-84
CORPORATION FORM WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP - THE TITLE GROUP INCORPORATED

STATE OF ALABAMA }
COUNTY OF Shelby } KNOW ALL MEN BY THESE PRESENTS.

That in consideration of Two Hundred Eighty Thousand Eight Hundred Dollars and No/100's-----

to the undersigned grantor, Benson Custom Homes, Inc., a corporation.
(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

John Calvin Kelly and Paula Best Kelly
(herein referred to as GRANTEES) as joint tenants, with right of survivorship, the following described real estate, situated in
Shelby County, Alabama:

Lot 1036, according to the survey of Brook Highland, an Eddleman Community,
10th Sector, Second Phase, as recorded in Map Book 18, Page 36 A & B,
in the Probate Office of Shelby County, Alabama; being situated in Shelby
County, Alabama.

Subject to:
Ad valorem taxes for 1995 and subsequent years not yet due and payable
until October 1, 1995.
Existing covenants and restrictions, easements, building lines and limitations
of record.

\$200,000.00 of the purchase price recited above was paid from a mortgage
loan closed simultaneously herewith.

Inst # 1994-33596

11/10/1994-33596
08:23 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
001 MCD 89.50

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 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, unless otherwise noted above, 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.

IN WITNESS WHEREOF, the said GRANTOR, by its President, Richard W. Benson
who is authorized to execute this conveyance, has hereto set its signature and seal, this the 27th day of October 19 94

Benson Custom Homes, Inc.

ATTEST:

By Richard W. Benson President

STATE OF Alabama }
COUNTY OF Jefferson }

I, Clayton T. Sweeney
State, hereby certify that Richard W. Benson
whose name as President of Benson Custom Homes, Inc.
a corporation, 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, he, as such officer and with full authority, executed the same voluntarily for and as the act of said corporation.

Given under my hand and official seal, this the 27th day of October 19 94

My commission expires: 5/29/95

[Signature]
Notary Public

CLAYTON T. SWEENEY, ATTORNEY AT LAW

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