This instrument was prepared by: Clayton T. Sweeney, Attorney 2700 Hwy. 280E, Suite 290E Birmingham, AL 35223

STATE OF ALABAMA COUNTY OF SHELBY

SEND TAX NOTICE TO: THOMAS JEFFREY BRITT NATALIE KATHRYN NIX 4001 Milners Crescent Birmingham, AL 35242

06/04/1997-17371 09:16 AM CERTIFIED SHELBY COUNTY JUDGE OF PROBATE DOI HEL

Cornection Form Doed/ITWROS

KNOW ALL MEN BY THESE PRESENTS, That in consideration of THREE HUNDRED TWO THOUSAND NINE HUNDRED EIGHTY-SEVEN DOLLARS AND NO/100's (\$302,987.00) 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 whereof is acknowledged, the said GRANTOR does by these presents grant, bargain, sell, and convey unto THOMAS JEFFREY BRITT and NATALIE KATHRYN NIX (herein referred to as GRANTEES) as joint tenants, with right of survivorship, the following described real estate, situated in SHELBY County, Alabama:

> Lot 1, according to the 1st Amended Plat of Greystone Farms, Milner's Crescent Sector -Phase 1, as recorded in Map Book 19, Page 140, in the Probate Office of Shelby County, Alabama; being situated in Shelby County, Alabama.

Subject to:

Ad valorem taxes for 1997 and subsequent years not yet due and payable until October 1, 1997. Existing covenants and restrictions, easements, building lines, and limitations of record.

\$272,688.00 of the consideration was paid from the proceeds of 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 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, and that I/we will and my/our heirs, executors, and administrators 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 his signature and seal, this the 29th day of May, 1997.

BENSON CUSTOM HOMES, INC.

lts: President

TATE OF ALABAMA EFFERSON COUNTY)

I, the undersigned authority, a Notary Public in and for said County in said State, hereby certify that Richard W. Benson, whose name as President of BENSON CUSTOM HOMES, INC., a corporation, is signed to the foregoing Econveyance, and who is known to me, acknowledged before me on this day that, being informed of the contents of the Sonveyance, 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 29th day of May, 1997.

Notary Public

My Commission Expires: 5/29/99