

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

SEND TAX NOTICE TO:
TRACEY V. THOMSON
DEBBRA A. THOMSON
4073 Milner Way
Birmingham, AL 35242

STATE OF ALABAMA)
COUNTY OF SHELBY)

03/06/1998-07840
10:36 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
DILL, MEL AL, 001 Corporation Form Dues/DWROS

03/06/1998-07840

KNOW ALL MEN BY THESE PRESENTS, That in consideration of **THREE HUNDRED NINETEEN THOUSAND NINE HUNDRED DOLLARS (\$319,900.00)** 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 **TRACEY V. THOMSON and DEBBRA A. THOMSON** (herein referred to as **GRANTEES**) as joint tenants, with right of survivorship, the following described real estate, situated in **SHELBY County, Alabama**:

Lot 57, according to the Final Recorded Plat of Greystone Farms Milner's Crescent Sector, Phase 2, as recorded in Map Book 21, Page 33, in the Probate Office of Shelby County, Alabama.

Subject to:

Ad valorem taxes for 1998 and subsequent years not yet due and payable until October 1, 1998. Existing covenants and restrictions, easements, building lines, and limitations of record.

\$287,550.00 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 27th day of February, 1998.

BENSON CUSTOM HOMES, INC.

By: Richard W. Benson
Richard W. Benson
Its: President

STATE OF ALABAMA)
JEFFERSON 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 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 27th day of February, 1998.

[Signature]
Notary Public
My Commission Expires: 5/29/99

CLAYTON T. SWEENEY, ATTORNEY AT LAW