

This instrument was prepared by
(Name) JAMES A. HOLLIMAN ATTORNEY
3821 Lorna Road, Suite 110
(Address) Birmingham, AL. 35244

Send Tax Notice To: ROBERT W. GREGG
name 1529 Southern Drive
Birmingham, AL. 35242
address

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP LAND TITLE COMPANY OF ALABAMA

STATE OF ALABAMA
SHELBY

KNOW ALL MEN BY THESE PRESENTS,

COUNTY

That in consideration of ONE HUNDRED TWENTY-TWO THOUSAND FIVE HUNDRED AND NO/100 DOLLARS
(\$122,500.00)

to the undersigned grantor or grantors in hand paid by the GRANTEEES herein, the receipt whereof is acknowledged, we,
RICHARD W. BENSON DBA BENSON CUSTOM HOMES

(herein referred to as grantors) do grant, bargain, sell and convey unto
ROBERT W. GREGG and wife, ROSEMARY C. GREGG

(herein referred to as GRANTEEES) as joint tenants with right of survivorship, the following described real estate situated in _____
Shelby County, Alabama to-wit:

Lot 30, according to the Survey of Oakridge, 2nd Sector, as
recorded in Map Book 10, Page 50, A & B, in the Probate Office
of Shelby County, Alabama.

SUBJECT TO: (1) Taxes for the year 1991 and subsequent years.
(2) Easements, restrictions, reservations, rights-of-way, limitations,
covenants and conditions of record, if any. (3) Mineral and mining
rights.

\$85,000.00 of the purchase price of the property described herein has
been paid by the proceeds of a first mortgage loan executed and recorded
simultaneously herewith.

This property is not the homestead of the grantor or his spouse.

1. Deed Tax	<u>37.50</u>
2. Mtg. Tax	<u>1</u>
3. Recording Fee	<u>2.50</u>
4. Indexing Fee	<u>3.00</u>
5. No Tax Fee	<u>0</u>
6. Certified Fee	<u>1.00</u>
Total	<u>44.00</u>

TO HAVE AND TO HOLD Unto the said GRANTEEES 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
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 GRANTEEES, 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 GRANTEEES, 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 28th

day of November, 19 90

WITNESS:

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

(Seal)

90 DEC -3 PM 12:15

(Seal)

PROBATE

(Seal)

STATE OF ALABAMA

General Acknowledgment

JEFFERSON COUNTY

I, the undersigned authority, a Notary Public in and for said County, in said State,
hereby certify that RICHARD W. BENSON DBA BENSON CUSTOM HOMES
whose name 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 owner and executed the same voluntarily
on the day the same bears date.

Given under my hand and official seal this 28th day of November, A. D. 19 90

Given under my hand and official seal this 28th day of November, A. D. 19 90

My Commission Expires: 8-29-94

J. A. Holliman

Notary Public