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This instrument was prepared by

(Name) Albert F. Thomasson
972 Montclair Road, Suite B
(Address) Birmingham, Alabama 35213

Richard W. Benson d/b/a
Send Tax Notice To: Benson Custom Homes
name
6741 Remington Circle
Helena, Alabama 35080
address

WARRANTY DEED

STATE OF ALABAMA

Shelby COUNTY

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of Twenty-Nine Thousand Dollars and no/100-----DOLLARS

to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, XXX I,

Albert F. Thomasson d/b/a AFTCo Properties
(herein referred to as grantors) do grant, bargain, sell and convey unto
Richard W. Benson d/b/a Benson Custom Homes

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

Lot 4, Block 4, according to the Survey of Indian Woods Forest, Fourth Sector, as recorded in Map Book 14, Page 112, in the Probate Office of Shelby County, Alabama.

Mineral and mining rights excepted.

Subject to current taxes, easements and restrictions of record.

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

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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 the 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; that I (we) will and my (our) heirs, executors and administrators shall warrant and defend the same to the said GRANTEES, 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 15th day of March, 1991

WITNESS:

Wanda J. Andrews (Seal)

STATE OF ALA. SHELBY CO.
I CERTIFY (Seal)
INSTRUMENT WAS FILED

91 APR -2 PM 1:55

STATE OF ALABAMA

Jefferson COUNTY

Thomas F. Thomasson
JUDGE OF PROBATE

ALBERT F. THOMASSON d/b/a
AFTCO PROPERTIES

Albert F. Thomasson (Seal)

NO TAX COLLECTED

1. Dead Tax - (Seal)
2. Int. Tax -
3. Recording Fee - 3.50
4. Indexing - 3.00 (Seal)
5. Notary Fee - 1.00
6. Certified Copy - 1.00
Total - 7.50

General Acknowledgment

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Albert F. Thomasson 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 has executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 15th day of March, A. D., 1991

Carolyn Swann Notary Public
My Commission expires December 19, 1992.