

Return To:
Corley, Moncus & Ward, P.C.
2100 SouthBridge Parkway
Suite 650
Birmingham, AL 35209

SEND TAX NOTICE TO:

(Name) Ronald G. Ward
Shirley E. Ward
(Address) 3628Sandwick Place
Birmingham, AL 35242

This instrument was prepared by

(Name) Clayton T. Sweeney
2100 SouthBridge Parkway, Suite 650
(Address) Birmingham, AL 35209

Form TITLE 5200 1-84

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP - THE TITLE GROUP INCORPORATED

STATE OF ALABAMA

Shelby COUNTY }

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of Three Hundred Twenty Eight Thousand Five Hundred and 00/100----- DOLLARS

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

Richard W. Benson, a married man, d.b.a. Benson Custom Homes

(herein referred to as grantors) do grant, bargain, sell and convey unto

Ronald G. Ward and Shirley E. Ward

(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 94, according to the Survey of Greystone, First Sector, Phase II,
as recorded in Map Book 15, Page 58, 59 and 60, in the Probate Office
of Shelby County, Alabama.

Subject to:

Advalorem taxes for the year 1992 which are a lien but are not due and payable
until October 1, 1992.

Existing easements, restrictions, set-back lines, limitations, of record.

The property conveyed is not the homestead of the grantor or his spouse

\$60,000.00 of the consideration was paid from the proceeds of a mortgage
loan closed simultaneously herewith.

Inst # 1992-11314

06/16/1992-11314
08:36 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
001 MCS 275.00

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 grantee 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 20th

day of April, 19 92.

WITNESS:

(Seal)

(Seal)

(Seal)

Richard W. Benson (Seal)
Richard W. Benson d.b.a Benson
Custom Homes (Seal)

(Seal)

STATE OF ALABAMA

Jefferson COUNTY }

I, the undersigned, a Notary Public in and for said County, in said State,
hereby certify that Richard W. Benson, a married man, d.b.a. 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 executed the same voluntarily
on the day the same bears date.

Given under my hand and official seal this 20th day of April, A. D., 19 92

Notary Public.