

SEND TAX NOTICE TO:
Ronald L. Watkins
(Name) Lynn D. Watkins

This instrument was prepared by
Clayton T. Sweeney
(Name) CORLEY, MONCUS & WARD, P.C.
2100 SouthBridge Parkway, Suite 650
(Address) Birmingham, AL 35209

(Address) _____

Form TITLE 5400 1-84
CORPORATION FORM WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP - THE TITLE GROUP INCORPORATED

STATE OF ALABAMA }
COUNTY OF Shelby } KNOW ALL MEN BY THESE PRESENTS.

That in consideration of Sixty Four Thousand Eight Hundred and NO/100-----Dollars

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 which is hereby acknowledged, the said GRANTOR
does by these presents, grant, bargain, sell and convey unto

Ronald L. Watkins and Lynn D. Watkins
(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 2, according to the Survey of Greystone - 1st Sector, Phase VI, as recorded in
Map Book 16, Page 63, in the Probate Office of Shelby County, Alabama.

Subject to:

Advalorem taxes for the year 1993 which are a lien but are not due
and payable until October 1, 1993.

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

Inst # 1993-02424

01/26/1993-02424
11:02 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
001 MCD 71.50

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 said GRANTOR
does for itself, its successors and assigns, covenant with said GRANTEES, their heirs and assigns, that is lawfully seized in fee simple of said
premises, that they are free from all encumbrances, unless otherwise noted above, that it has a good right to sell and convey the same as aforesaid,
and that it will and its successors and assigns 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 its signature and seal, this the 21st day of January 1993

ATTEST:

Benson Custom Homes, Inc.

By Richard W. Benson
Richard W. Benson President

Secretary

STATE OF Alabama }
COUNTY OF Jefferson }

I, Clayton T. Sweeney 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 the 21st

day of January 19 93

My Commission Expires: 5/29/95

Notary Public