

This instrument was prepared by

(Name) Clayton T. Sweeney, Attorney at Law
2700 Highway 280 East, Suite 150E
(Address) Birmingham, Alabama 35223

Send tax notice to:
Julie H. Elmer
202 Bayhill Terrace
Birmingham, AL 35242

Corporation Form Warranty Deed - LAND TITLE COMPANY OF ALABAMA, Birmingham, Alabama

STATE OF ALABAMA)

COUNTY OF Shelby)

KNOW ALL MEN BY THESE PRESENTS.

That in consideration of Three Hundred Sixty-Two Thousand Eight Hundred and 00/100 DOLLARS, to the undersigned grantor, Benson Custom Homes, Inc. a corporation,

(herein referred to as GRANTOR) in hand paid by the grantee herein, the receipt of which is hereby acknowledged, the said GRANTOR does by these presents, grant, bargain, sell and convey unto Julie H. Elmer

(herein referred to as GRANTEE, whether one or more), the following described real estate, situated in Shelby County, Alabama to wit:

Lot 49, according to the Survey of Heatherwood - 4th Sector - 1st Addition, as recorded in Map Book 11, Pages 32 and 33, in the Probate Office of Shelby County, Alabama.

\$282,400.00 of the purchase price recited above was paid from a mortgage loan closed simultaneously herewith.

Subject to ad valorem taxes for 1994 and subsequent years not yet due and payable.

Subject to covenants and restrictions, building lines, easements and right-of-ways of record.

Subject to mineral and mining rights of record and all rights and privileges incident thereto.

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03/28/1994-09927
08:34 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
001 MCD 89.00

TO HAVE AND TO HOLD, To the said GRANTEE, his, her or their heirs and assigns forever.

And said GRANTOR does for itself, its successors and assigns, covenant with said GRANTEE, his, her or their heirs and assigns, that it is lawfully seized in fee simple of said premises, that they are free from all encumbrances, 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 GRANTEE, his, her or their heirs, executors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the said GRANTOR by its authorized to execute this conveyance, hereto set its signature and seal, President, who is

this the 18th day of March, 19 94

ATTEST:

Secretary

By

Benson Custom Homes, Inc.

Richard W. Benson President

STATE OF Alabama)

COUNTY OF Jefferson)

I, Clayton T. Sweeney

a Notary Public in and for said County, in said State,

whereby 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 18th day of March, 19 94

Notary Public

My commission expires: 5/29/95

CLAYTON T. SWEENEY, ATTORNEY AT LAW

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