

SEND TAX NOTICE TO:

Donald W. Newsom  
(Name) Judy A. Newsom  
5104 Weatherford Drive  
(Address) Birmingham, AL 35242

This instrument was prepared by

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

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-Seven Thousand and 00/100 -----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

Donald W. Newsom and Judy A. Newsom

(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 26, according to the Map of Greystone, 6th Sector, as recorded in Map Book 17 page  
54 A, B & C in the Probate Office of Shelby County, Alabama; being situated in Shelby  
County, Alabama.

Together with the non-exclusive easements to use the private roadways Common areas  
and Hugh daniel Drive, all as more particularly described in the Greystone Residential  
Declaration of covenants, , conditions, and restrictions dated November 6, 1990, and  
recorded in Real 317 page 260, in the Probate Office of Shelby County, Alabama and  
all easements thereto.

Subject to ad valorem taxes for 1994 and subsequent years not yet due and payable until  
October 1, 1994.

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

Inst # 1994-11780

04/11/1994-11780  
09:28 AM CERTIFIED  
SHELBY COUNTY JUDGE OF PROBATE  
001 MCD 75.50

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 23rd day of March 1994

ATTEST:

\_\_\_\_\_  
Secretary

Benson Custom Homes, Inc.  
By 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, 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 23rd day of March 1994

\_\_\_\_\_  
Notary Public  
My commission expires: 5/29/95

1994-11780

CLAYTON T. SWEENEY, ATTORNEY AT LAW