

SEND TAX NOTICE TO:

(Name) Aaron Beam, Jr. and  
Phyllis G. Beam  
(Address) 9169 Highland Dr.  
Birmingham, AL 35205

This instrument was prepared by

(Name) Clayton T. Sweeney, Attorney at Law  
2700 Hwy. 280E, Suite 290E  
(Address) Birmingham, AL 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 Two Hundred Fourteen 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

Aaron Beam, Jr. and Phyllis G. Beam  
(herein referred to as GRANTEES) as joint tenants, with right of survivorship, the following described real estate, situated in  
Shelby County to wit:

Lots 32 and 33, according to the survey of Greystone, 5th Sector, Phase I, as recorded  
in Map Book 17 page 72 A, B & C in the Probate Office of Shelby County, Alabama; being  
situated in Shelby County, Alabama.

Together with the nonexclusive easement 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 amendments  
thereto.

\$160,500.00 of the purchase price recited above was paid form a mortgage loan closed  
simultaneously herewith.

Subject to:

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

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

Inst # 1994-12320

04/14/1994-12320  
12:48 PM CERTIFIED  
SHELBY COUNTY JUDGE OF PROBATE  
001 MCD 62.00

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 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 13th day of April 1994

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

13th

day of

April

1994

Notary Public

CLAYTON T. SWEENEY, ATTORNEY AT LAW