

SEND TAX NOTICE TO:

Thomas C. Miller
(Name) Sandra G. Miller
5299 Greystone Way
(Address) Birmingham, AL 35242

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 Three Hundred Six Thousand and 00/100 Dollars (\$306,000.00)

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

Thomas C. Miller and Sandra G. Miller

(herein referred to as GRANTEES) as joint tenants, with right of survivorship, the following described real estate, situated in
Shelby County to wit

Lot 23, 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 amendments thereto.

\$270,000.00 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 until October
1, 1994.

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

Inst # 1994-14439

05/03/1994-14439
03:26 PM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
001 MCD 44.50

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 28 day of April 1994

ATTEST:

Benson Custom Homes, Inc.

By Richard W. Benson
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

28th

day of

April

1994

Notary Public

Inst # 1994-14439