

**SEND TAX NOTICE TO:**

Robert C. Roberts, Jr.  
 (Name) Deborah J. Roberts  
 2802 Tree Crossings Parkway  
 (Address) Hoover, AL 35244

This instrument was prepared by

(Name) Clayton T. Sweeney  
 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 Seventy Five Thousand 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

Robert C. Roberts, Jr. and Deborah J. Roberts

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

Lot 12, according to the survey of Greystone, 7th Sector, Phase I, as recorded  
 in Map Book 18, Page 120 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.

Subject to:

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

Existing covenants and restrictions, easements, building lines and limitations  
 of record.

\$ 300,000.00 of the purchase price recited above was paid from a mortgage loan  
 closed simultaneously herewith.

Inst # 1994-25765

08/18/1994-25765  
 02:12 PM CERTIFIED  
 SHELBY COUNTY JUDGE OF PROBATE  
 001 NCD 83.50

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 12th day of August 19 94

ATTEST:

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 12th day of August 19 94

My commission expires: 5/29/95

Notary Public

1994-25765 -25765