

Send Tax Notice To:

Douglas M. House
5295 Greystone Way
Birmingham, Alabama 35242
PID# 03-8-28-0-001-033

CORPORATE FORM WARRANTY DEED

STATE OF ALABAMA
Shelby COUNTY

KNOW ALL MEN BY THESE PRESENTS, That in consideration of

Three Hundred Thirty-Two Thousand and 00/100'S *** (\$332,000.00)

to the undersigned Grantor,

Benson Custom Homes, Inc.

an Alabama Corporation, (herein referred to as Grantor) does by these presents grant, bargain, sell and convey unto

Douglas M. House

(herein referred to as Grantee, whether one or more), in fee simple, together with every contingent remainder and right of reversion, the following described real estate, situated in **Shelby County, Alabama**, to-wit:

Lot 24, according to the Survey 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 nonexclusive easement to use the private roadways, Common Area 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.

\$ 212000 of the above recited consideration was paid from the proceeds of a mortgage loan of even date executed simultaneously herewith.

Subject to Ad Valorem taxes for the year 1995 and subsequent years not yet due and payable.

Subject to covenants and restrictions, building lines, easements and rights of way of record.

Subject to Mineral and Mining rights recorded in Real 60, 4, 51 & 121, Page 260, 497, 544 & 294 respectively, and all rights and privileges incident thereto.

TOGETHER WITH all and singular, the rights and privileges, hereditaments, and appurtenances thereto belonging or in anywise appertaining.

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.

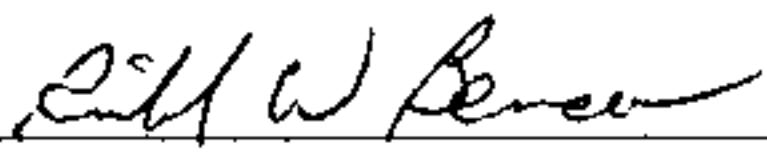
Inst # 1995-02688

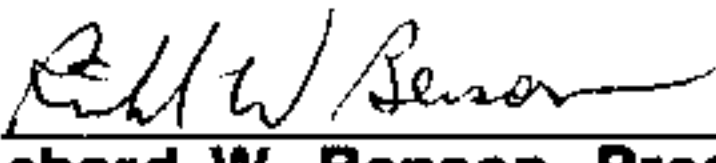
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09:19 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
002 MCD 131.00

IN WITNESS WHEREOF, the said Grantor by its **President**, who is authorized to execute this conveyance, hereto set its signature and seal this **30th** day of **January, 1995**.

Attest:

Benson Custom Homes, Inc.


Secretary

By: 
Richard W. Benson, President

**STATE OF ALABAMA
SHELBY COUNTY**

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that **Richard W. Benson** and  whose names as **President** and **Secretary** of **Benson Custom Homes, Inc.**, an Alabama Corporation, are signed to the foregoing conveyance, and who are known to me, acknowledged before me on this day that, being informed of the contents of the conveyance, he/she/they as such officers and with full authority executed the same voluntarily for and as the act of said Corporation on the day the same bears date.

Given under my hand and official seal, this **30th** day of **January, 1995**.


Notary Public
My commission expires: **09/21/98**

95008RB

This instrument prepared by:

W. Russell Beals, Jr., Attorney at Law
BEALS & ASSOCIATES, P.C.
#10 Inverness Center Pkwy., Suite 110
Birmingham, AL 35242

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