

SEND TAX NOTICE TO:

(Name) Ricky M. Turner and Susan J. Turner
 (Address) 7006 Bradstock Court Birmingham, AL 35242

This instrument was prepared by

(Name) Clayton T. Sweeney
 (Address) 2700 Highway 280 East, Suite 290E 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 Seventy 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 GRANTEEES herein, the receipt of which is hereby acknowledged, the said GRANTOR
 does by these presents, grant, bargain, sell and convey unto

Ricky M. Turner and Susan J. Turner

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

Lot 33, 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:

Advalorem taxes for the year 1995 which are a lien but are not due and payable
 until October 1, 1995.

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

\$ ALL of the consideration was paid from the proceeds of a mortgage
 loan closed simultaneously herewith.

Inst # 1995-08310

04/03/1995-08310
 09:01 AM CERTIFIED
 SHELBY COUNTY JUDGE OF PROBATE
 001 MCD 9.50

TO HAVE AND TO HOLD Unto the said GRANTEEES 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 GRANTEEES, 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 GRANTEEES, 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 24th day of March 1995

ATTEST:

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 24th day of March 1995
 My Commission expires: 5/29/95

[Signature]
 Notary Public

CLAYTON T. SWEENEY, ATTORNEY AT LAW

1995-08310