

This instrument was prepared by:  
Clayton T. Sweeney, Attorney  
2700 Hwy. 280E, Suite 290E  
Birmingham, AL 35223

✓ SEND TAX NOTICE TO:  
LINDA C. BENSON

176 Highland View Drive  
Birmingham, AL 35242

**STATE OF ALABAMA}**  
**SHELBY COUNTY}**

Corporation Form Warranty Deed

KNOW ALL MEN BY THESE PRESENTS, That in consideration of SEVEN HUNDRED THOUSAND DOLLARS AND NO/100's (\$700,000.00) 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 LINDA C. BENSON (herein referred to as GRANTEE, whether one or more), the following described real estate, situated in SHELBY County, Alabama:

Lot 416, according to the Map of Highland Lakes, 4th Sector, Phase I, an Eddleman Community, as recorded in Map Book 19, Page 79 A & B, in the Probate Office of Shelby County, Alabama.

Together with nonexclusive easement to use the private roadways, Common Area all as more particularly described in the Declaration of Easements and Master Protective Covenants for Highland Lakes, a Residential Subdivision, recorded as Instrument #1994-07111 in the Probate Office of Shelby County, Alabama, and the Declaration of Covenants, Conditions and Restrictions for Highland Lakes, a Residential Subdivision, 4th Sector, recorded as Instrument #1995-1906 in the Probate Office of Shelby County, Alabama.

Subject to:

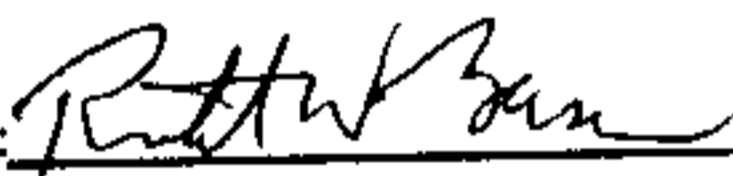
Ad valorem taxes for 1996 and subsequent years not yet due and payable until October 1, 1996.  
Existing covenants and restrictions, easements, building lines, and limitations of record.

TO HAVE AND TO HOLD Unto the said GRANTEE, his, her or their heirs and assigns forever.

And I/we do for myself/ourselves and for my/our heirs, executors, and administrators covenant with the said GRANTEEES, their heirs and assigns, that i am/we are lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that I/we have a good right to sell and convey the same as aforesaid; that I/we will and my/our heirs, executors and administrators shall warrant and defend the same to the said GRANTEEES, their heirs 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 his signature and seal, this the 30th day of September, 1996.

BENSON CUSTOM HOMES, INC.

By:   
Richard W. Benson  
President

**STATE OF ALABAMA}**  
**JEFFERSON COUNTY}**

10/01/1996-32287  
09:17 AM CERTIFIED  
SHELBY COUNTY JUDGE OF PROBATE  
001 MCD 708.50

I, the undersigned authority, 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 30th day of September, 1996.

  
Notary Public

My Commission Expires:

5-29-99

Inst # 1996-32287