

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

SEND TAX NOTICE TO:  
BENSON CUSTOM HOMES, INC.  
176 HIGHLAND VIEW DRIVE  
BIRMINGHAM, AL 35242

**STATE OF ALABAMA)  
SHELBY COUNTY)**

(General Warranty Deed)

KNOW ALL MEN BY THESE PRESENTS, That in consideration of Twenty-Nine Thousand AND NO/100 (\$29,000.00) to the undersigned GRANTOR (whether one or more), in hand paid by the GRANTEE herein, the receipt of whereof is acknowledged, **BROOKCHASE ESTATES, L.L.C.**, an Alabama Limited Liability Company, (herein referred to as GRANTOR, whether one or more) does grant, bargain, sell, and convey unto Benson Custom Homes, Inc. (herein referred to as GRANTEE, whether one or more) the following described real estate, situated in SHELBY County, Alabama:

Lot 13, according to the Survey of **BROOKCHASE ESTATES**, as recorded in Map Book 21, Page 49, in the Probate Office of Shelby County, Alabama.

Subject to:

Ad valorem taxes for 1996 and subsequent years thereafter, including any "roll-back taxes", 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 to the said GRANTEE, its successors and assigns, forever.

And said GRANTOR does for itself, its successors and assigns, covenant with said GRANTEE its successors and assigns, that it 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 GRANTEE, its successors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the said GRANTOR by its Managing Member, who is authorized to execute this conveyance, hereto set its signature and seal, this the 25th day of September, 1996.

\$29,000.00 OF THE PURCHASE PRICE RECITED ABOVE  
WAS PAID FROM MORTGAGE LOAN CLOSED  
SIMULTANEOUSLY HERewith.

**BROOKCHASE ESTATES, L.L.C.**  
an Alabama Limited Liability Company

By: Donald M. Acton  
Donald M. Acton  
Its Managing Member

Inst. # 1996-33027

**STATE OF ALABAMA)  
COUNTY OF SHELBY)**

10/04/1996-33027  
09:52 AM CERTIFIED  
SHELBY COUNTY JUDGE OF PROBATE  
001 MCD 9.50

I, the undersigned authority, a Notary Public in and for said County in said State, hereby certify that, Donald M. Acton, whose name as Managing Member of **BROOKCHASE ESTATES, L.L.C.**, an Alabama Limited Liability Company, 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 Limited Liability Company.

Given under my hand and seal of office this 25 day of September, 1996.

Sandra J. Hughes  
Notary Public  
My Commission Expires:

NOTARY PUBLIC STATE OF ALABAMA AT LARGE  
MY COMMISSION EXPIRES: Oct. 6, 1999  
BONDED THRU NOTARY PUBLIC UNDERWRITERS

Inst # 1996-33027