

THIS INSTRUMENT PREPARED BY:
John B. Davis, Jr.
1031 South 21st Street
Birmingham, AL 35205

SEND TAX NOTICE TO:
Benson Custom Homes, Inc.
176 Highland View Drive
Birmingham AL 35242

STATE OF ALABAMA)
COUNTY OF SHELBY)

STATUTORY WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS THAT in consideration of One Hundred
Twenty-Six Thousand----- and No/100 Dollars (\$ 126,000.00)
and other good and valuable consideration, paid to the undersigned grantor, Forest Parks, LLC,
an Alabama limited liability company ("Grantor"), by Benson Custom Homes, Inc.
("Grantee"), the receipt and sufficiency whereof are hereby acknowledged, Grantor does by these
presents, grant, bargain, sell and convey unto the Grantee the following described real estate
situated in Shelby County, Alabama (the "Premises"), to-wit:

Lots 166, 167, & 118, according to the Survey of Forest Parks - 1st Sector, as recorded in
Map Book 22, Page 28 A, B & C, and Instrument No. 1997-02751, in the Probate
Office of Shelby County, Alabama.

SUBJECT TO: (1) Current taxes; (2) Easements, restrictions and exceptions as
shown on the Record Map of Forest Parks, 1st Sector; (3) Easement for Alabama
Power Company recorded in Volume 236, at Page 829, in the Probate Office of
Shelby County, Alabama; (4) Right of Way granted to Alabama Power Company
by instrument recorded in Volume 139, at Page 127; Volume 133, at Page 210;
Volume 126, at Page 191; Volume 126, at Page 192; Volume 126, at Page 323;
and Volume 124, at Page 519, in the Probate Office of Shelby County, Alabama;
(5) Title to all mineral within and underlying the premises, together with all mining
rights and other rights, privileges, and immunities relating thereto, together with
any release of liability for injury or damage to persons or property as a result of
the exercise of such rights as recorded in Volume 53, at Page 262, in the Probate
Office of Shelby County, Alabama; (6) Covenants and Restrictions as set out in
Instrument No. 1997-02752.

All of the consideration was paid from the proceeds of a mortgage loan.
TO HAVE AND TO HOLD to the Grantee, its successors and assigns forever.

IN WITNESS WHEREOF, the undersigned has executed this conveyance on this the

26th day of February, 1997.

WITNESS:

Robert E. Lane

Forest Parks, LLC, an Alabama limited liability
company

By:

John B. Davis, Jr.
John B. Davis, Jr., as its Manager

03/10/1997-07266
08:54 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
002 MCD 12.00

CLAYTON T. SWEENEY, ATTORNEY AT LAW

Inst # 1997-07266

STATE OF ALABAMA)
COUNTY OF SHELBY)

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that John B. Davis, Jr., whose name as Manager of Forest Parks, LLC, 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 the contents of the conveyance, he, as such Manager and with full authority, executed the same voluntarily for and as the act of said Forest Parks, LLC.

Given under my hand and official seal this 25TH day of February, 1997.



Notary Public

My commission expires: _____

MY COMMISSION EXPIRES MARCH 12, 2000

Inst # 1997-07266

-2-

03/10/1997-07266
08:54 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
002 MCD 12.00