

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}
JEFFERSON COUNTY}

General Warranty Deed

KNOW ALL MEN BY THESE PRESENTS, That in consideration of ONE HUNDRED TWENTY THOUSAND DOLLARS AND NO/100's (120,000.00) to the undersigned SAMIE MANZELLA, a married man, GRANTOR (whether one or more), in hand paid by the GRANTEE herein, the receipt of whereof is acknowledged, SAMIE MANZELLA, a married man (herein referred to as GRANTOR, whether one or more) do 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 JEFFERSON County, Alabama:

Lot 23, according to the Survey of Greystone, 4th Sector, as recorded in Map Book 16, Page 89 A, B & C, in the Probate Office of 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:

Ad valorem taxes for 1997 and subsequent years not yet due and payable until October 1, 1997.
Existing covenants and restrictions, easements, any mortgage of record, building lines and limitations of record.

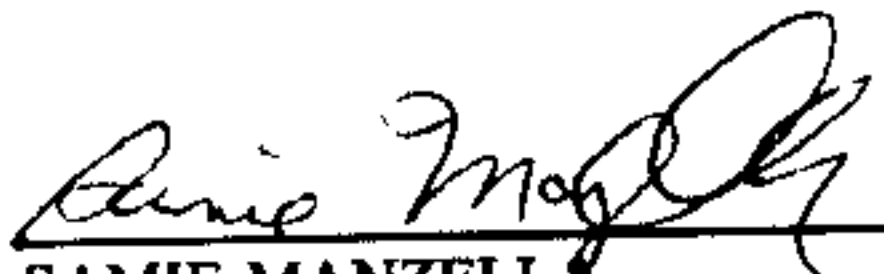
\$ 120,000.00 of the consideration shown above was paid from a mortgage loan closed simultaneously herewith.

The above described property does not constitute the homestead of the grantor nor his/her spouse.

TO HAVE AND TO HOLD to the said GRANTEE, its successors and assigns, forever.

And I/we do for myself/ourselves and for my/our heirs, executors, and administrators, covenant with said GRANTEE, its successors and assigns, that I am/we are is 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, and that I/we will and my/our heirs, executors, and administrators 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, I/we have hereto set my/our hand(s) and seal(s), this the 20th day of February, 1997.


SAMIE MANZELLA

STATE OF ALABAMA}
JEFFERSON COUNTY}

I, the undersigned authority, a Notary Public in and for said County in said State, hereby certify that, SAMIE MANZELLA, whose name 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, she/he executed the same voluntarily and as his act on the day the same bears date.

Given under my hand and seal of office this 20th day of February, 1997.


Notary Public

My Commission Expires 12/2/00
03/10/1997
09:03 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
001 MCD 9.50

Inst # 1997-07271

03/10/1997-07271
09:03 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE

CLAYTON T. SWEENEY, ATTORNEY AT LAW