

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

SEND TAX NOTICE TO:
GERALD L. CULVER

4005 Milner Way
Birmingham, AL 35242

STATE OF ALABAMA}
SHELBY COUNTY}

Corporation Form, Warranty Deed

KNOW ALL MEN BY THESE PRESENTS, That in consideration of **THREE HUNDRED FIVE THOUSAND NINE HUNDRED DOLLARS AND NO/100's (\$305,900.00)** to the undersigned grantor, **BENSON CUSTOM HOMES, INC.**, a corporation, (herein referred to as GRANTOR), in hand paid by the GRANTEES herein, the receipt of which is hereby acknowledged, the said GRANTOR does by these presents, grant, bargain, sell, and convey unto **GERALD L. CULVER** (herein referred to as GRANTEE, whether one or more), the following described real estate, situated in **SHELBY County, Alabama**:

Lot 118, according to the Survey of Final Record Plat of Greystone Farms, Milner Crescent Sector, Phase 2, as recorded in Map Book 21, Page 33, in the Probate Office of Shelby County, Alabama.

Subject to:

Ad valorem taxes for 1998 and subsequent years not yet due and payable until October 1, 1998. Existing covenants and restrictions, easements, building lines, and limitations of record.

§ of the purchase price recited above was paid from a mortgage loan closed simultaneously herewith.

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 GRANTEES, 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 GRANTEES, 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 23rd day of June, 1998.

BENSON CUSTOM HOMES, INC.

By: Richard W. Benson
Richard W. Benson
President

STATE OF ALABAMA}
JEFFERSON COUNTY}

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 23rd day of June, 1998.

Notary Public

My Commission Expires:

07/01/1998-24523
09:01 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
001 SNA 87.50

Inst # 1998-24523

CLAYTON T. SWEENEY, ATTORNEY AT LAW