

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

Send Tax Notice To:  
Carl Ray Johnson, Jr. and Kimberly A.  
Johnson  
4264 Milner Road  
Birmingham, AL 35242

STATE OF ALABAMA )

JOINT SURVIVORSHIP DEED

COUNTY OF SHELBY )

**KNOW ALL MEN BY THESE PRESENTS:** That, for and in consideration of **Three Hundred Twelve Thousand Nine Hundred Sixty-Two and 00/100 (\$312,962.00)**, and other good and valuable consideration, this day in hand paid to the undersigned **Benson Custom Homes, Inc.**, an Alabama corporation (hereinafter referred to as **GRANTOR**), in hand paid by the **GRANTEES** herein, the receipt whereof is hereby acknowledged, the **GRANTOR** does hereby give, grant, bargain, sell and convey unto the **GRANTEES**, **Carl Ray Johnson, Jr. and Kimberly A. Johnson**, (hereinafter referred to as **GRANTEES**), for and during their joint lives and upon the death of either, then to the survivor of them in fee simple, together with every contingent remainder and right of reversion, the following described Real Estate, lying and being in the County of **Shelby**, State of Alabama, to-wit:

**Lot 9, according to the Survey of the Final Record Plat of Greystone Farms, Milner's Crescent Sector-Phase 4, as recorded in Map Book 24, Page 114, in the Probate Office of Shelby County, Alabama.**

**Subject To:**

Ad valorem taxes for 2000 and subsequent years not yet due and payable until October 1, 2000. Existing covenants and restrictions, easements, building lines and limitations of record.

**\$250,350.00** of the consideration was paid from the proceeds of a mortgage loan closed simultaneously herewith.

**TO HAVE AND TO HOLD**, the tract or parcel of land above described together with all and singular the rights, privileges, tenements, appurtenances, and improvements unto the said **GRANTEES**, for and during their joint lives and upon the death of either of them, then to the survivor of them in fee simple, and to the heirs and assigns of such survivor, forever.

**AND SAID GRANTOR**, for said **GRANTOR**, **GRANTOR'S** heirs, successors, executors and administrators, covenants with **GRANTEES**, and with **GRANTEES'** heirs and assigns, that **GRANTOR** is lawfully seized in fee simple of the said Real Estate; that said Real Estate is free and clear from all Liens and Encumbrances, except as hereinabove set forth, and except for taxes due for the current and subsequent years, and except for any Restrictions pertaining to the Real Estate of record in the Probate Office of said County; and that **GRANTOR** will, and **GRANTOR'S** heirs, executors and administrators shall, warrant and defend the same to said **GRANTEES**, and **GRANTEES'** heirs and assigns, forever against the lawful claims of all persons.

**IN WITNESS WHEREOF**, said **GRANTOR** has hereunto set his hand and seal this the 31st day of March, 2000.

**Benson Custom Homes, Inc.**

  
Richard W. Benson, President

STATE OF ALABAMA )  
COUNTY OF JEFFERSON )

I, the undersigned, a Notary Public, in and for said County and State, hereby certify that **Richard W. Benson**, whose name as President of **Benson Custom Homes, Inc.**, an Alabama corporation, is signed to the foregoing instrument and who is known to me, acknowledged before me on this day that, being informed of the contents of the instrument, he as such Officer and with full authority, signed the same voluntarily for and as the act of said corporation.

**IN WITNESS WHEREOF**, I have hereunto set my hand and seal this the 31st day of March, 2000.

  
NOTARY PUBLIC  
My Commission Expires: 8/5/03

Inst # 2000-12307

04/14/2000-12307  
08:51 AM CERTIFIED  
SHELBY COUNTY JUDGE OF PROBATE  
001 CJL 71.50

CLAYTON T. SWEENEY, ATTORNEY AT LAW