

This instrument was prepared by:
Clayton T. Sweeney, Attorney
2700 Highway 280 East, Suite 390E
Birmingham, AL 35223

Send Tax Notice To:
Benson Properties, L.L.C.
1000 Eagle Point Corporate Drive
Birmingham, AL 35242

STATE OF ALABAMA)
COUNTY OF SHELBY) **GENERAL WARRANTY DEED**

KNOW ALL MEN BY THESE PRESENTS: That, for and in consideration of **One Hundred Forty Thousand Three Hundred Sixteen and 00/100 (\$140,316.00)** and the assumption of the below described mortgage, and other good and valuable consideration, this day in hand paid to the undersigned **Richard W. Benson, a married man** (hereinafter referred to as GRANTOR), in hand paid by the GRANTEE herein, the receipt whereof is hereby acknowledged, the GRANTOR does hereby give, grant, bargain, sell and convey unto the GRANTEE, **Benson Properties, L.L.C.**, (hereinafter referred to as GRANTEE), its successors and assigns, the following described Real Estate, lying and being in the County of **Shelby**, State of Alabama, to-wit:

Lot 1-B, according to a Resurvey of Lot 1 of The Narrows Commercial Subdivision, Sector 1, as recorded in Map Book 27, Page 107, in the Probate Office of Shelby County, Alabama; being situated in Shelby County, Alabama.

Subject To:

Ad valorem taxes for 2001 and subsequent years not yet due and payable until October 1, 2001. Existing covenants and restrictions, easements, building lines and limitations of record.

\$952,500.00 of the consideration was paid from the proceeds of a mortgage loan closed simultaneously herewith.

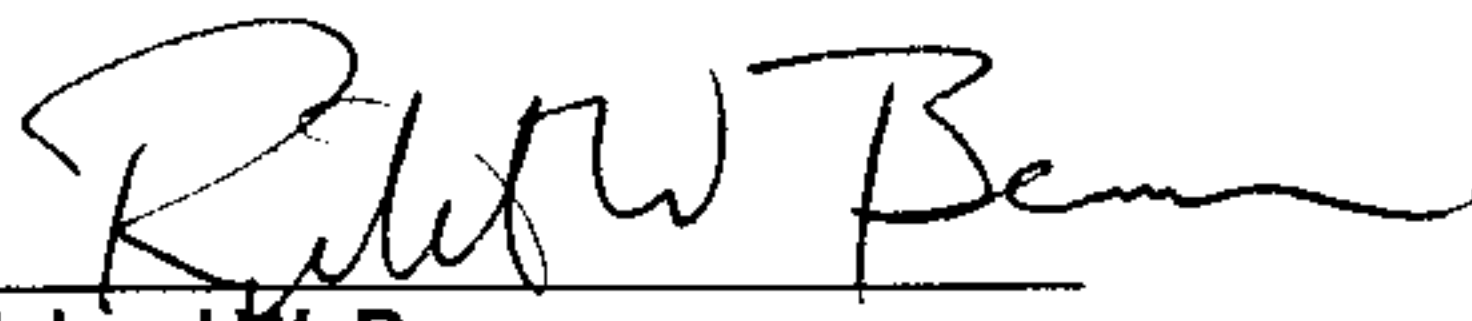
As part of the consideration the grantee herein agrees to assume the indebtedness of that certain note evidenced by that certain mortgage executed by Richard W. Benson to Frontier National Bank, in the amount of \$952,500.00, dated November 30, 2000, filed for record December 11, 2000, and being recorded in Instrument No. 2000-42493, in the Probate Office of Shelby County, Alabama.

The above described property does not constitute the homestead of the Grantor nor his spouse.

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 GRANTEE, its successors and assigns forever.

AND SAID GRANTOR, for said GRANTOR, GRANTOR'S heirs, successors, executors and administrators, covenants with GRANTEE, and with GRANTEE'S successors 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 GRANTEE, and GRANTEE'S successors and assigns forever against the lawful claims of all persons.

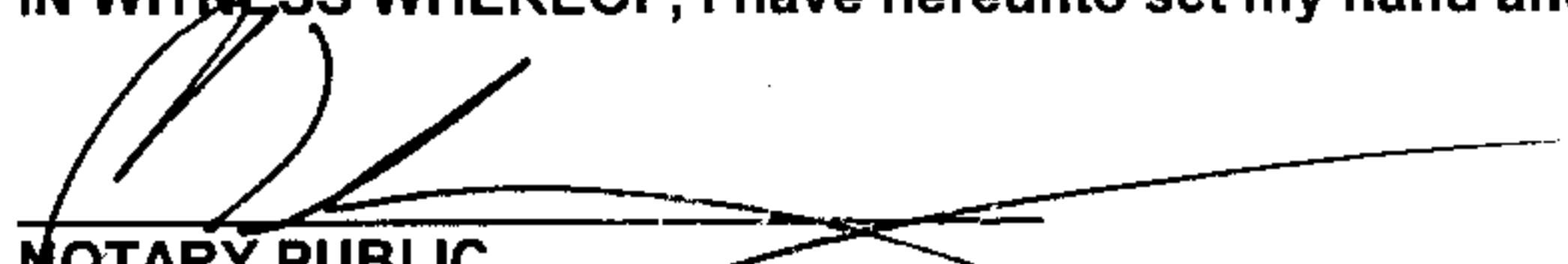
IN WITNESS WHEREOF, said GRANTOR has hereunto set his hand and seal this the 11th day of April, 2001.


Richard W. Benson

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, a married man, 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 Instrument he executed the same voluntarily on the day the same bears date.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this the 11th day of April, 2001.


NOTARY PUBLIC
My Commission Expires: 6/3/03

Inst. # 2001-21564

05/29/2001-21564
01:02 PM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
001 C31 151.50

CLAYTON T. SWEENEY, ATTORNEY AT LAW