

Send Tax Notice To:

Joyner Properties, L.L.C.
217 HIGHLAND VIEW DR.
B'ham., AL 35242

This instrument was prepared by:
James W. Fuhrmeister
ALLISON, MAY, ALVIS, FUHRMEISTER,
KIMBROUGH & SHARP, L.L.C.
P. O. Box 380275
Birmingham, AL 35238

Inst # 2001-41500

STATUTORY WARRANTY DEED

STATE OF ALABAMA)

KNOW ALL MEN BY THESE PRESENTS,

COUNTY OF SHELBY)

THAT IN CONSIDERATION OF **Two Hundred Fifty Thousand and 00/100 (\$250,000.00) Dollars** and other good and valuable consideration to the undersigned Grantor in hand paid by the Grantee herein, the receipt of which is hereby acknowledged, **Benson Properties, L.L.C.** (herein referred to as Grantor,) does grant, bargain, sell and convey unto **Joyner Properties, L.L.C.** (herein referred to as Grantee), the following described real estate, situated in the State of Alabama, County of Shelby, to-wit:

See Exhibit "A" for legal description.

Subject to:

1. General and special taxes or assessments for 2001 and subsequent years not yet due and payable.
2. Existing easements, restrictions, set-back lines, rights of ways, limitations, if any, and mineral and mining rights of record.

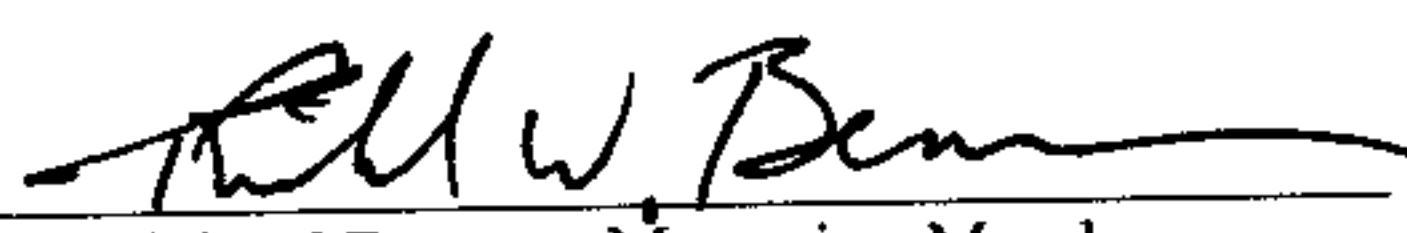
NOTE: \$225,000.00 of the above-recited consideration was paid from the proceeds of a mortgage recorded simultaneously herewith.

TO HAVE AND TO HOLD unto the said Grantee and its successors and assigns, forever.

Grantor makes no warranty or covenant respecting the nature of the quality of the title to the property hereby conveyed other than that the Grantor has neither permitted nor suffered any lien, encumbrance or adverse claim to the property described herein since the date of acquisition thereof by the Grantor.

IN WITNESS WHEREOF, the said Grantor has hereto set his signature this the 20th day of September, 2001.

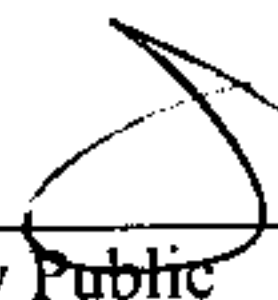
Benson Properties, L.L.C.

By: 
Richard Benson, Managing Member

STATE OF ALABAMA)
COUNTY OF SHELBY)

I, the undersigned, a Notary Public in and for said County in said State, hereby certify that Richard Benson, whose name as Managing Member of Benson Properties, L.L.C., 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 and with full authority, he executed the same voluntarily on the day the same bears date as the act of said corporation.

Given under my hand and official seal, this the 20th day of September, 2001.


Notary Public

My Commission Expires: 5/21/03

09/25/2001-41500
02:45 PM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
002 CH 39.00

EXHIBIT A

Unit B, in Benson Greystone Centre, as established by that certain Declaration of Condominium of Benson Greystone Centre, which is recorded in Instrument 2001-40609 to which Declaration of Condominium a plan is attached as Exhibit "B" thereto, said Plan being filed for record in Map Book 28, page 139 in said Probate Office, to which said Declaration of Condominium, the By-laws of Benson Greystone Centre Condominium Owners Association is attached as Exhibit "D" in said Probate Office, together with an undivided interest in the Common Elements assigned to said Unit by said Declaration of Condominium of Benson Greystone Centre.

Inst # 2001-41500

09/25/2001-41500

02:45 PM CERTIFIED

SHELBY COUNTY JUDGE OF PROBATE

002 CH 39.00