

This instrument was prepared by:
David P. Condon, P. C.
100 Union Hill Drive Ste 200
Birmingham, AL 35209

Send tax notice to:
Richard K. Benson III
413 Acer Trail
Alabaster, Alabama 35007

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

STATE OF ALABAMA)
 :
SHELBY COUNTY) **KNOW ALL MEN BY THESE PRESENTS**

That in consideration of **Three Hundred Twenty-Two Thousand Nine Hundred and 00/100 Dollars (\$322,900.00)** to the undersigned grantor in hand paid by the grantees herein, the receipt whereof is acknowledged,

Arthur Howard Homes, Inc

(hereinafter referred to as "Grantor") does grant, bargain, sell and convey unto

Richard K. Benson III and Diane H. Benson

(hereinafter referred to as "Grantees") as joint tenants with right of survivorship, the following described real estate situated in Shelby County, Alabama to-wit:

Lot 17, according to the Map or Plat of Maple Ridge Subdivision, as recorded in Map Book 37, Page 87, in the Office of the Judge of Probate of Shelby County; being situated in Shelby County, Alabama.

\$258,320.00 of the proceeds come from a mortgage recorded simultaneously herewith.

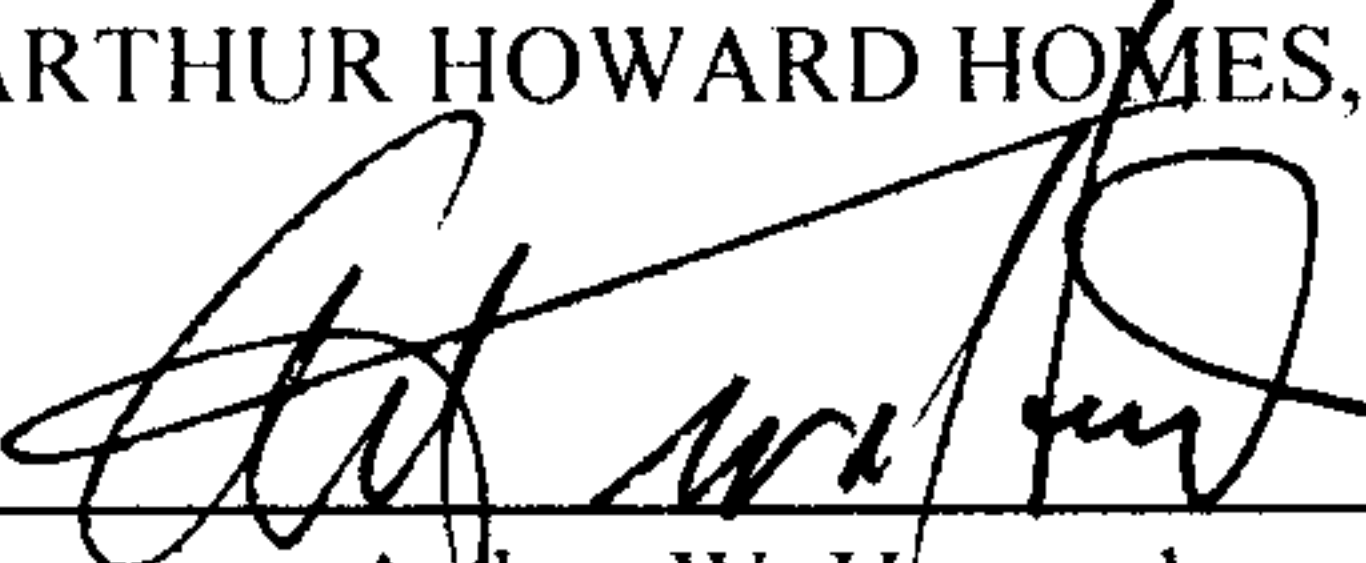
Subject to: (1) 2009 ad valorem taxes not yet due and payable;
 (2) all mineral and mining rights not owned by the Grantor; and
 (3) all easements, rights-of-way, restrictions, covenants and encumbrances of record.

TO HAVE AND TO HOLD unto Grantees as joint tenants, with right of survivorship, their heirs and assigns, forever; it being the intention of the parties to this conveyance, that (unless the joint tenancy hereby created is severed or terminated during the joint lives of the grantees herein) in the event one grantee herein survives the other, the entire interest in fee simple shall pass to the surviving grantee, and if one does not survive the other, then the heirs and assigns of the grantees herein shall take as tenants in common.

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 or suffered any lien, encumbrance or adverse claim to the property described herein since the date of acquisition thereof by the Grantor.

IN WITNESS WHEREOF, Grantor has set its seal by its authorized representative, this 1st day of May, 2009.

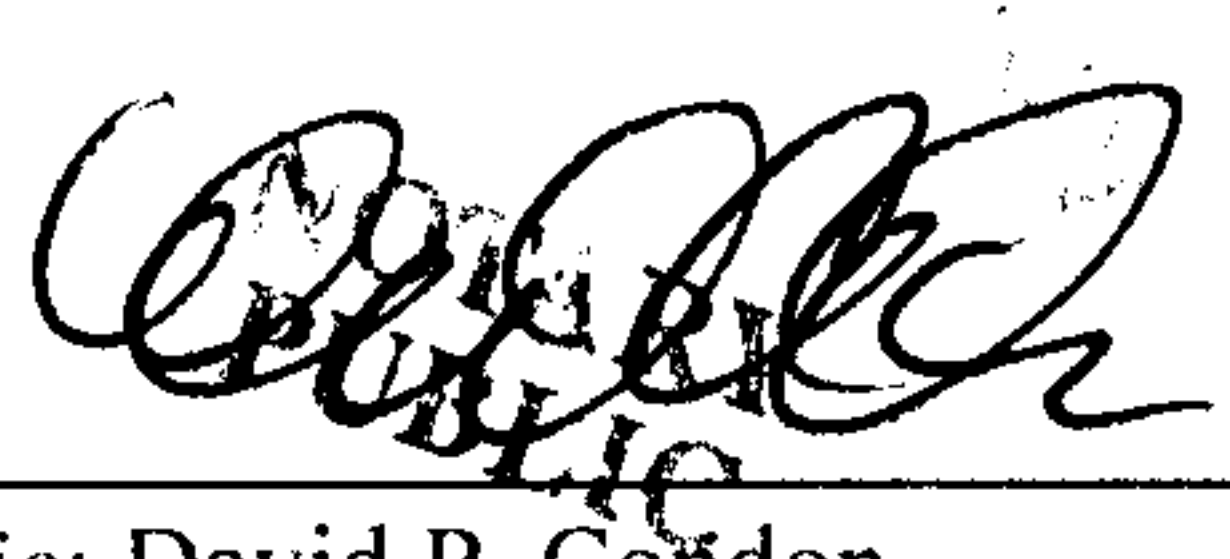
Shelby County, AL 05/21/2009
State of Alabama
Deed Tax : \$65.00

ARTHUR HOWARD HOMES, INC
BY:  (Seal)
Arthur W. Howard
ITS: President

STATE OF ALABAMA)
 :
JEFFERSON COUNTY)

I, the undersigned Notary Public in and for said County, in said State, hereby certify that Arthur W. Howard as President of Arthur Howard Homes, Inc 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 and with full authority as such President, he executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 1st day of May, 2009.


Notary Public: David P. Condon
My Commission Expires: 2-12-10