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This instrument was prepared by:
(Name) Courtney Mason & Associates, P.C.
(Address) 100 Concourse Parkway Suite 350
Birmingham, Alabama 35244

Send Tax Notice to:
(Name) William H. Brogdon
(Address) 4034 Greystone Drive
Birmingham, Alabama 35242

Joint Venture ~~WARRANTY DEED~~ **WARRANTY DEED, JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR**

STATE OF ALABAMA }
Shelby COUNTY } **KNOW ALL MEN BY THESE PRESENTS, \$367,219.75**

That in consideration of THREE HUNDRED SIXTY SEVEN THOUSAND TWO HUNDRED NINETEEN AND 75/100ths Dollars
to the undersigned grantor, Trimm-RN Builders, a joint venture ~~a general limited partnership~~ **joint venture**

(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

William H. Brogdon and wife, Jane M. Brogdon

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

Lot 18, according to the survey of GREYSTONE-1st Sector, 1st Phase, as recorded in Map Book 14 Page 91 A & B in the Probate Office of Shelby County, Alabama; being situated in Shelby County, Alabama. Mineral and mining rights excepted.

Together with non-exclusive easements to use the private roadways Common areas and Hugh Daniel Drive, all as more particularly described in the Greystone Residential Declaration of Covenants, Conditions and Restrictions dated November 6, 1990, and recorded in Real 317 page 260 in the Probate Office of Shelby County, Alabama, and all amendments thereto.

Subject to existing easements, current taxes, restrictions, set-back lines, rights of way, limitations, if any, of record.

\$275,000.00 of the above-recited purchase price was paid from a mortgage loan closed simultaneously herewith.

Inst # 1992-13551

TO HAVE AND TO HOLD, Unto the said GRANTEES as joint tenants, with the 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.

And said GRANTOR does for itself, its successors and assigns, covenant with said GRANTEES, their heirs and assigns, that it is lawfully seized in fee simple of said premises, that they are free from all encumbrances,

that it has a good right to sell and convey the same as aforesaid, and that it will and its successors and assigns shall, warrant and defend the same to the said GRANTEES, their heirs, executors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the said GRANTOR, by its General Partner(s) who are authorized to execute this conveyance, has hereto set its signature and seal, this the 18th day of June 1992

By Howard Humber (Seal)
Howard Humber ~~Partner~~

By _____ (Seal)
Partner

ACKNOWLEDGMENT FOR PARTNERSHIP

STATE OF ALABAMA

Shelby COUNTY }

I, the undersigned authority, a Notary Public, in and for said county in said state, hereby certify that Howard Humber

whose name(s) as general partner(s) of Trimm-RN Builders, a joint venture a (n) Alabama (state) (general) (limited)

partnership, and whose name(s) is (are) signed to the foregoing instrument, and who is (are) known to me, acknowledged before me on this day that, being informed of the contents of said instrument, (he) (she) (they), as such partner(s), and with full authority, executed the same voluntarily for and as the act of said partnership.

Given under my hand and official seal this 18th day of June, 19 92

AFFIX NOTARIAL SEAL

Richard D. Mark Notary Public

My commission expires: 10-23-93

Inst # 1992-13551

07/09/1992-13551 11:01 AM CERTIFIED SHELBY COUNTY JUDGE OF PROBATE 002 RCD 101.50

Return To:

TO

WARRANTY DEED

(Partnership form, jointly for life with remainder to survivor)

STATE OF ALABAMA COUNTY OF



Recording Fee \$ Deed Tax \$ \$

This form furnished by

Cahoba Title, Inc.

RIVERCHASE OFFICE 2068 Valleydale Road Birmingham, Alabama 35244 Phone (205) 988-5600

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