

SEND TAX NOTICES TO:  
DONALD GERALD MORGAN  
4008 SHANDWICK LANE  
BIRMINGHAM, AL 35242

This instrument was prepared by

(Name) JAMES R. MONCUS, JR.

(Address) 1318 ALFORD AVENUE, SUITE 102, BIRMINGHAM, ALABAMA 35226

CORPORATION FORM WARRANTY DEED, JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR  
LAND TITLE COMPANY OF ALABAMA, Birmingham, Alabama

STATE OF ALABAMA  
COUNTY OF JEFFERSON

} KNOW ALL MEN BY THESE PRESENTS,

That in consideration of THREE HUNDRED THIRTY THOUSAND AND NO/100 (\$330,000.00) DOLLARS

to the undersigned grantor,  
(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

DONALD G. MORGAN AND KAREN C. MORGAN, HUSBAND AND WIFE

(herein referred to as GRANTEES) for and during their joint lives and upon the death of either of them, then to the survivor of them in fee simple, together with every contingent remainder and right of reversion, the following described real estate, situated in SHELBY COUNTY, ALABAMA;

LOT 3, ACCORDING TO THE SURVEY OF GREYSTONE, 1ST SECTOR, PHASE IV, AS RECORDED IN MAP BOOK 15, PAGE 107, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA. MINERAL AND MINING RIGHTS EXCEPTED.

TOGETHER WITH THE 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 AND FIRST AMENDMENT TO GREYSTONE RESIDENTIAL DECLARATION OF COVENANTS AND CONDITIONS AND RESTRICTIONS RECORDED IN REAL 346, PAGE 942.

SUBJECT TO 1992 AD VALOREM TAXES AND THEREAFTER.  
SUBJECT TO ALL EASEMENTS, RESTRICTIONS AND RIGHTS-OF-WAY OF RECORD.

\$299,700.00 OF THE ABOVE MENTIONED CONSIDERATION WAS PAID FROM THE PROCEEDS OF A MORTGAGE LOAN CLOSED SIMULTANEOUSLY HERewith.

Inst # 1992-17166

08/17/1992-17166  
08:30 AM CERTIFIED  
SHELBY COUNTY JUDGE OF PROBATE  
DOL MCD 37.00

TO HAVE AND TO HOLD, To 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, together with every contingent remainder and right of reversion. And said GRANTOR does for itself, its successors and assigns, covenant with said GRANTEES, their heirs and assigns, that 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 President,  
who is authorized to execute this conveyance, has hereto set its signature and seal, this the 6TH day of AUGUST 1992

M. BYROM CORPORATION

ATTEST:

By Marty Byrom  
MARTY BYROM President

STATE OF ALABAMA  
COUNTY OF JEFFERSON

I, THE UNDERSIGNED  
State, hereby certify that MARTY BYROM

whose name as President of M. BYROM CORPORATION  
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, he, as such officer and with full authority, executed the same voluntarily for and as the act of said corporation,

Given under my hand and official seal, this the 6TH day of AUGUST

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JAMES R. MONCUS, JR.  
MY COMMISSION EXPIRES: 2/23/96  
Notary Public