

This instrument prepared by:
John N. Randolph, Attorney
Srote & Permutt P.C.
2222 Arlington Avenue
Birmingham, Alabama 35205

Send Tax Notice to:
Ronald E. Behar
Wendy S. Behar
208 Woodbridge Lane
Birmingham, AL 35242

CORPORATION FORM WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

State of Alabama

KNOW ALL MEN BY THESE PRESENTS,

Shelby County

That in consideration of **Two Hundred Twenty-One Thousand Four Hundred Fifty and 00/100'S *** (\$221450.00) Dollars** to the undersigned grantor, Davis Development Co., Inc., a corporation, in hand paid by Ronald E. Behar and Wendy S. Behar, the receipt whereof is acknowledged, the said **Davis Development Co., Inc.** does by these presents, grant, bargain, sell and convey unto **Ronald E. Behar and Wendy S. Behar**, as joint tenants, with right of survivorship, the following described real estate situated in Shelby County, Alabama, to-wit:

Lot 10, according to the Survey of The Glen at Greystone, Sector Two, in Map Book 16, page 49, in the Probate Office of Shelby County, Alabama; being situated in Shelby County, Alabama.

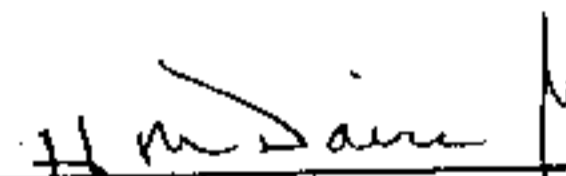
Subject to:

1. Advalorem taxes for the current tax year which grantees herein assume and agree to pay.
2. Building setback line of 20 feet reserved from Woodbridge Lane; 10 foot utility easement along North lot line as shown on recorded Map.
3. Title to all minerals within and underlying the premises, together with all mining rights and other rights, privileges and immunities relating thereto, including rights set out in Deed Book 121 page 294 and Deed Book 60 page 260 in Probate Office.
6. Covenant and Agreement for Water Service, as set out in agreement recorded in Real 235 page 574 in Probate Office.
7. Amended and Restated Restrictive Covenants as set out in Instruments recorded in Real 265 page 98 in Probate Office.
9. Reciprocal Easement Agreement as set out in Book 346, page 848; and Amended in Book 380 page 639 in Probate Office.
10. Agreement between Daniel Oak Mountain Limited Partnership, an Alabama Limited Partnership and Shelby Cable, Inc. recorded in Real 350 page 545 in Probate Office.
11. Right of Way to Alabama Power Company by Instrument recorded at Instrument #1992-26824.
12. Articles of Incorporation of Greystone Close Owner's Association, Inc., recorded in Book 44, page 454.

TO HAVE AND TO HOLD, To the said Ronald E. Behar and Wendy S. Behar, 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. And said Davis Development Co., Inc. does for itself, its successors and assigns, covenant with said Ronald E. Behar AND Wendy S. Behar, their heirs and assigns, that it is lawfully seized in fee simple of said premises, that they are free from all encumbrances unless otherwise noted above, 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 Ronald E. Behar AND Wendy S. Behar, their heirs, executors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the said Davis Development Co., Inc. by H. M. Davis, Jr., President, who is authorized to execute this conveyance, has hereto set its signature and seal, this the 7th day of December, 1994.

Davis Development Co., Inc.,

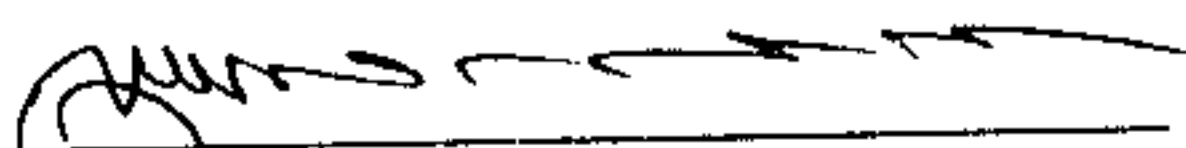
X 
by, H. M. Davis, Jr., President

Inst # 1994-36910
12/20/1994-36910
08:49 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
001 MCD 57.00

STATE OF ALABAMA JEFFERSON COUNTY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that H. M. Davis, Jr., President, of Davis Development Co., Inc., a corporation, whose name as such officer 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 7th day of December, 1994.


Notary Public
Affix Seal

Inst # 1994-36910