

Send Tax Notice To:

This instrument was prepared by

William H. Halbrooks

Charlie F. Chancellor

(Name)

(Name)

704 Independence Plaza

3827 Carisbrooke Drive

Birmingham, Alabama 35209

(Address)

Birmingham, Alabama 35226

(Address)

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

STATE OF ALABAMA

COUNTY OF Jefferson

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of Sixty-Two Thousand and no/100-----(\$62,000.00)----- Dollars

to the undersigned grantor, or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we,

John W. Coles, III and wife, Karen M. Coles

(herein referred to as grantors) do, grant, bargain, sell and convey unto

Charlie F. Chancellor

(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 5, according to the Map of Greystone, 6th Sector, as recorded in Map Book 17, Page 54 A, B & C, 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, in the Probate Office of Shelby County, Alabama, and all amendments thereto.

Subject to current taxes, easements and restrictions of record.

\$62,000.00 of the purchase price recited above was paid from a mortgage loan closed simultaneously herewith.

TO HAVE AND TO HOLD, to the said 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.

And I (we) do for myself (ourselves) and for my (our) heirs, executors, and administrators covenant with the said GRANTEES, their heirs and assigns, that I am (we are) lawfully seized in fee simple of said premises, that they are free from all encumbrances, unless otherwise noted above; that I (we) have a good right to sell and convey the same as aforesaid; that I (we) will and my (our) heirs, executors and administrators shall warrant and defend the same to the said GRANTEES, their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, we have hereunto set our hand(s) and seal(s), this 21st day of November, 19 95.

(Seal)

John W. Coles, III

(Seal)

(Seal)

Karen M. Coles

(Seal)

STATE OF ALABAMA

COUNTY OF Jefferson

12/08/1995-35351
02:03 PM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
001 MCD 9.50

General Acknowledgment

I, the undersigned, a Notary Public in and for said County in said State, hereby certify that John W. Coles, III & Karen M. Coles, whose name(s) are signed to the foregoing conveyance, and who are known to me, acknowledged before me on this day, that, being informed of the contents of the conveyance, they, executed the same voluntarily on the day the same bears date.

Given under my hand and official seal, this the 21st day of November, 19 95

Notary Public

William H. Halbrooks

Inst # 1995-35351