

STATE OF ALABAMA)
SHELBY COUNTY)

Inst # 2001-08255

03/08/2001-08255

11:14 AM CERTIFIED

SHELBY COUNTY JUDGE OF PROBATE

002 DLH 15.00

Send Tax Notice to:

Thomas C. Irby

5295 Greystone Way

Birmingham, AL 35242

PID# 03-8-28-0-001-033

**GENERAL WARRANTY DEED, JOINT FOR LIFE WITH
THE REMAINDER TO THE SURVIVOR**

KNOW ALL MEN BY THESE PRESENTS, That for and in consideration of the sum of

One Thousand and 00/100 (\$1,000.00) Dollars

to the undersigned GRANTOR(S) in hand paid by the GRANTEES herein, the receipt whereof is hereby acknowledged, I/we,

Douglas M. House and Yuk O House, husband and wife

hereinafter referred to as GRANTORS, whether one or more, do hereby grant, bargain, sell and convey unto

Douglas M. House, Yuk O House, Thomas C. Irby and Lee H. Irby

hereinafter referred to as GRANTEES, as joint tenants, with the right of survivorship, the following described real estate situated in Shelby County, Alabama, being more particularly described as follows:

Lot 24, according to the Survey of Greystone, 6th Sector, as recorded in Map Book 17, Page 54 A, B & C in the Probate Office of Shelby County, Alabama; being situated in Shelby County, Alabama.

Together with the nonexclusive easement to use the private roadways, Common Area 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.

Yuk O House is one and the same person as Rita House, that certain Joint Grantee in that Warranty Deed dated _____ and recorded as Instrument Number 199_____ - _____ in the Probate Office of Shelby County, Alabama.

The within conveyance is subject to the following exceptions:

[1] Ad Valorem taxes for the year 2001 and subsequent years, said taxes being a lien but are not yet due and payable.

[2] Covenants and restrictions, building and set back lines, easements and rights of way of record.

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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 in and to the property described hereinabove 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 the said GRANTORS, and for GRANTORS' heirs, executors and administrators does hereby covenant with the said GRANTEES, their heirs and assigns, that they are lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted hereinabove; that they have a good right to sell and convey the same as aforesaid; that they will have a good right to sell and convey the same as aforesaid; that they will and their 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, the undersigned GRANTORS have hereunto set their hands and seals on this the 1st day of MARCH, 2001.

Dm House
Douglas M. House

Yuk O House
Yuk O House

STATE OF
 COUNTY)

Consulate General of the)
United States of America) SS:
at Hong Kong)

I, the undersigned, ~~a Notary Public in and for said County in said State~~, hereby certify that Douglas M. House and Yuk O House, husband and wife, whose name(s) is/are signed to the foregoing conveyance, and who is/are known to me, acknowledged before me on this day, that, being informed of the contents of the conveyance, he/she/they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 1st day of March, 2001.

(Affix Seal)

Notary Public

My commission expires:

MaryKay L. Carlson, Consul

INDEFINITE

This instrument was prepared by:
W. Russell Beals, Jr., Attorney at Law
BEALS & ASSOCIATES, P.C.
c/o Industrial Systems Monitoring, Inc.
989 Yeager Parkway
Pelham, Alabama 35124
(205) 685-1601

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