

Send tax notice to: Gordon Ussery, III, 4016 Milner Way, Birmingham, Al. 35242

This instrument was prepared by Maxwell D. Carter, 1023 Edenton St., Birmingham, Al. 35242

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

State of Alabama

County of Shelby

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of **Three hundred eighty-six thousand and no/100 (\$386,000.00)** Dollars to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged, I or we

Marjorie Best, an unmarried woman (herein referred to as grantor, whether one or more), grant, bargain, sell and convey unto

Gordon Ussery, III and Mary N. Ussery

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

See attached Exhibit A for legal description incorporated herein for all purposes.

Subject to: All easements, restrictions and rights of way of record.

\$366,070.00 of the above mentioned purchase price was paid for from a mortgage loan which was closed simultaneously herewith.

TO HAVE AND TO HOLD unto 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 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 hands(s) and seal(s) this 21st day of October, 2010.

Marjorie Best (Seal)
MARJORIE BEST

State of ALABAMA

County of SHELBY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Marjorie Best, an unmarried woman 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 the 21st day of October, 2010.

My commission expires:

Maxwell D Carter
NOTARY PUBLIC

Maxwell D Carter
Notary Public
My Commission Expires 7-07-2014

Shelby County, AL 10/26/2010

State of Alabama

Deed Tax : \$20.00



20101026000358650 2/2 \$35.00
Shelby Cnty Judge of Probate, AL
10/26/2010 02:55:17 PM FILED/CERT

EXHIBIT A

**Lot 112, according to the Final Record Plat of Greystone Farms,
Milners Crescent Sector, Phase 2, as recorded in Map Book 21, Page
33, in the Office of the Judge of Probate of Shelby County, Alabama.**

**Together with a non-exclusive easement to use the private roadways,
Common Areas and Hugh Daniel Drive, all as more particularly
described in the Greystone Farms Declaration of Covenants,
Conditions and Restrictions recorded as Instrument #1995-16401 in
the Probate Office of Shelby County, Alabama, and all amendments
thereto.**