

Send Tax Notice To: J. MICHAEL GREER  
name 3064 OLD STONE DRIVE  
BIRMINGHAM, ALABAMA 35243  
address

(Name) ANTHONY D. SNABLE, ATTORNEY  
2700 HIGHWAY 280 SOUTH, SUITE 101  
(Address) BIRMINGHAM, ALABAMA 35223

**WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP LAND TITLE COMPANY OF ALABAMA**

**KNOW ALL MEN BY THESE PRESENTS,**

JEFFERSON \_\_\_\_\_ COUNTY

That in consideration of ONE HUNDRED THIRTY THOUSAND AND NO/100 (\$130,000.00) DOLLARS

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

**MEREDITH LYEMANCE, A SINGLE MAN**

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

J. MICHAEL GREER AND DANA U. GREER

(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 26, BLOCK 1, ACCORDING TO THE SURVEY OF THE TOWN OF ADAM BROWN, PHASE II AS  
RECORDED IN MAP BOOK 8, PAGE 25, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.

SUBJECT TO AD VALOREM TAXES FOR THE CURRENT TAX YEAR.  
SUBJECT TO EASEMENTS, RESTRICTIONS AND RESERVATIONS OF RECORD.  
MINERAL AND MINING RIGHTS EXCEPTED.

\$ 115,000.00 OF THE PURCHASE PRICE RECITED ABOVE WAS PAID BY A MORTGAGE LOAN  
CLOSED SIMULTANEOUSLY HEREWITH.

THE GRANTOR HEREBY CERTIFIES THAT THE ABOVE DESCRIBED PROPERTY DOES NOT  
CONSTITUTE THE HOMESTEAD AS DEFINED BY CODE SECTION 6-10-2 OF SAID GRANTOR.

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 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, I \_\_\_\_\_ have hereunto set \_\_\_\_\_ MY \_\_\_\_\_ hand(s) and seal(s), this \_\_\_\_\_ 26TH \_\_\_\_\_  
 of \_\_\_\_\_ MAY \_\_\_\_\_, 19 89 \_\_\_\_\_

**WITNESS:**

1. Deed Tax \$ 15.00 (Seal)  
2. Mtg. Tax \_\_\_\_\_ (Seal)  
3. Recording Fee 2.50 89 JUN -6 PM 1:38 (Seal)  
4. Indexing Fee 2.00 (Seal)

TOTAL 19.50  
STATE OF ALABAMA

JUDGE OF PROBATE

### General Acknowledgment

I, THE UNDERSIGNED, a Notary Public in and for said County, in said State,  
hereby certify that MEREDITH LYEMANCE, A SINGLE MAN  
whose name 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 executed the same voluntarily  
on the day the same bears date.

Given under my hand and official seal this 26TH day of MAY A. D., 1989

Return to:  
Anthony D. Snable, Attorney  
2700 High [REDACTED] 80 South, Suite 101