

THIS INSTRUMENT PREPARED BY:  
**JAMES R. MONCUS, JR.**  
 Attorney at Law  
 1318 Alford Avenue, Suite 102  
 Birmingham, Alabama 35226

SEND TAX NOTICE TO:  
**A. LANIER JOHNSON**  
 3537 SHANDWICK PLACE  
 BIRMINGHAM AL 35242

**CORPORATION FORM WARRANTY DEED  
 JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR**

STATE OF ALABAMA     )  
 JEFFERSON COUNTY    )

KNOW ALL MEN BY THESE PRESENTS, that in consideration of Four Hundred Thirty Three Thousand Seven Hundred and No/100 (\$433,700.00) Dollars to the undersigned Grantor

**M. BYROM CORPORATION**

a corporation (herein referred to as Grantor), in hand paid by the Grantees herein, the receipt of which is hereby acknowledged, the said Grantor does by these presents, grant, bargain, sell and convey unto

**A. LANIER JOHNSON AND JEANNIE HICKS JOHNSON**

(herein referred to as Grantees) for and during their joint lives and upon the death of either of them, then to the survivor of them in fee simple, together with every contingent remainder and right of reversion, the following described real estate, situated in Shelby County, Alabama, to-wit:

LOT 35, ACCORDING TO THE SURVEY OF GREYSTONE-1ST SECTOR, 1ST PHASE AS RECORDED IN MAP BOOK 14 PAGE 91 IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA; BEING SITUATED IN SHELBY COUNTY, ALABAMA.

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 AND FIRST AMENDMENT TO GREYSTONE RESIDENTIAL DECLARATION OF COVENANTS AND CONDITIONS AND RESTRICTIONS RECORDED IN REAL 346 PAGE 942.

Subject to all easements, restrictions and rights-of-way of record.

\$150,000.00 of the above recited purchase price was paid from a mortgage loan closed simultaneously herewith.

TO HAVE AND TO HOLD, To the said Grantees for and during their joint lives and upon the death of either of them, then to the survivor of them in fee simple, and to the heirs and assigns of such survivor forever, together with every contingent remainder and right of reversion. And said Grantor does for itself, its successors and assigns, covenant with said Grantees, their heirs and assigns, that is lawfully seized in fee simple of said premises, that they are free from all encumbrances, 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 Grantees, their heirs, executors and assigns

forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the said Grantor, by its President, who is authorized to execute this conveyance, has hereto set its signature and seal this the 23rd day of October, 1991.

M. BYROM CORPORATION

By: Marty Byrom  
Its President

STATE OF ALABAMA )

JEFFERSON COUNTY )

I, the undersigned, a Notary Public in and for said County in said State, hereby certify that Marty Byrom, whose name as President of M. Byrom Corporation, a corporation, 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 23rd day of October, 1991.

[Signature]  
NOTARY PUBLIC

1. Deed Tax	\$284.00
2. Mfg. Tax	\$
3. Recording Fee	\$5.00
4. Indexing Fee	\$3.00
5. No Tax Fee	\$
6. Certified Fee	\$1.00
Total	\$293.00

STATE OF ALA. SHELBY C...  
I CERTIFY THIS  
INSTRUMENT WAS FILED

91 NOV -7 AM 8:48

[Signature]  
JUDGE OF PROBATE

BOOK 372 PAGE 114