

2304

SEND TAX NOTICE TO:

(Name) HUGH P. STITH, DIANE STITH
3556 Shandwick Place
(Address) Hoover, Alabama 35242

This instrument was prepared by

(Name) Gene W. Gray, Jr.
2100 SouthBridge Parkway Suite 650
(Address) Birmingham, Alabama 35209

Form TICOR 5400 1-84

CORPORATION FORM WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP - TICOR TITLE INSURANCE

STATE OF ALABAMA
COUNTY OF SHELBY

KNOW ALL MEN BY THESE PRESENTS.

That in consideration of THREE HUNDRED TWENTY THOUSAND AND NO/100-----
----- (\$320,000.00) -----

to the undersigned grantor, DARRIN ELLIOT CONSTRUCTION COMPANY, INC. a corporation,
(herein referred to as GRANTOR), in hand paid by the GRANTEEES herein, the receipt of which is hereby acknowledged, the said GRANTOR
does by these presents, grant, bargain, sell and convey unto

HUGH P. STITH, III AND DIANE STITH

(herein referred to as GRANTEEES) as joint tenants, with right of survivorship, the following described real estate, situated in

Lot 112, according to the Map and Survey of Greystone 1st
Sector, Phase 1, as recorded in MAP Book 14, Page 91 A & B in the Probate Office
of Shelby County, Alabama.

Subject to:

Declaration of Covenants, Conditions and Restrictions as recorded
in Real 317, Page 260 and amended by affidavit recorded in Real 319,
Page 235, and amended in Real 346, Page 942.

Covenants and agreements for water service as set in agreement recorded
in Real 235, Page 574.

Advalorem taxes for the year 1992 which are a lien, but not due and payable
until October 1, 1992;

Existing easements, rights of way and restrictions of record.

\$ 191,250.00 of the consideration was paid from the proceeds of a
mortgage loan.

1. Deed Tax	\$ 129.00
2. Mtg. Tax	\$ 2.50
3. Recording Fee	\$ 3.00
4. Indexing Fee	\$ 1.00
5. No Tax Fee	\$ 1.00
6. Certified Fee	\$ 1.00
Total	\$ 135.50

129.00
2.50
3.00
1.00
1.00
1.00
135.50

TO HAVE AND TO HOLD Unto the said GRANTEEES 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 said GRANTOR
does for itself, its successors and assigns, covenant with said GRANTEEES, their heirs and assigns, that is lawfully seized in fee simple of said
premises, that they are free from all encumbrances, unless otherwise noted above, 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 GRANTEEES, their heirs, executors and assigns
forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the said GRANTOR, by its President, Darrin Elliot
who is authorized to execute this conveyance, has hereto set its signature and seal, this the 26th day of November 19 91

DARRIN ELLIOT CONSTRUCTION COMPANY, INC.

ATTEST:

STATE OF ALABAMA, SHELBY COUNTY
I CERTIFY THIS
INSTRUMENT WAS FILED

By

91 DEC 19 AM 8:30

Darrin Elliot

President

STATE OF ALABAMA
COUNTY OF SHELBY

Gene W. Gray, Jr.

a Notary Public in and for said County in said

State, hereby certify that Darrin Elliot

whose name as

President of DARRIN ELLIOT CONSTRUCTION COMPANY, INC.

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 the 26th

day of November

19 91

Gene W. Gray, Jr.

Notary Public

CORLEY, MONCUS & WARD, P.C.