

This instrument was prepared by

(Name) Lewis A. Drummond  
Betty L. Drummond  
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(Address) Birmingham, AL 35242

(Name) Clayton T. Sweeney  
2100 SouthBridge Parkway, Suite 650  
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Form TICOR 5400 1-M  
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 Fourteen Thousand Five Hundred Fifty and 00/100 Dollars

Spratlin Construction Company, Inc.

to the undersigned grantor, (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

Lewis A. Drummond and Betty L. Drummond

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

Shelby County, Alabama

Lot 92, according to the survey of Greystone, 1st Sector, Phase II, as recorded in Map book 15, Page 58, 59, 60 and 61, in the Probate Office of 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, Conditions and Restrictions recorded in Real 346, Page 942 in Probate Office.

Subject to:

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

Existing easements, restrictions, set-back lines, limitations, of record.

Inst # 1992-19660

09/10/1992-19660  
03:00 PM CERTIFIED

SHELBY COUNTY JUDGE OF PROBATE  
001 MCD 201.50

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 grantee herein shall take as tenants in common. 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, 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 GRANTEES, their heirs, executors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the said GRANTOR, by its President, William F. Spratlin, who is authorized to execute this conveyance, has hereto set its signature and seal, this the 17th day of August 19 92

ATTEST:

Spratlin Construction Company, Inc.

By

William F. Spratlin

President

STATE OF Alabama  
COUNTY OF Jefferson

a Notary Public in and for said County in said

I, the undersigned State, hereby certify that William F. Spratlin, whose name as 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,

Spratlin Construction Company, Inc.

Given under my hand and official seal, this the

17th

day of

August

19 92

Notary Public

CORLEY, MONCUS & WARD, P.C.