

SEND TAX NOTICE TO:

William C. Sellmer, II
 (Name) Mary N. Sellmer
 1310 Berwick Drive
 (Address) Birmingham, Alabama 35242

This instrument was prepared by

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

Form TITLE 5400 1-84

CORPORATION FORM WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP - THE TITLE GROUP INCORPORATED

STATE OF ALABAMA

COUNTY OF JEFFERSON

KNOW ALL MEN BY THESE PRESENTS.

That in consideration of ONE HUNDRED SIXTY THREE THOUSAND FOUR HUNDRED NINETY FIVE AND NO/100-----

to the undersigned grantor, GREYSTONE RIDGE PARTNERSHIP, AN ALABAMA GENERAL PARTNERSHIP 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

William C. Sellmer, II AND Mary N. Sellmer
 (herein referred to as GRANTEEES) as joint tenants, with right of survivorship, the following described real estate, situated in Shelby County, Alabama.

Lot 55, according to the Survey of First Addition to Greystone Ridge Garden Homes, as recorded in Map Book 16, Page 32, in the Probate Office of Shelby County, Alabama; being situated in Shelby County, Alabama.

Subject to:

Advalorem taxes for the year 1993 which are a lien, but not due and payable until October 1, 1993.

Existing easements, rights of way and restrictions of record.

\$ 100,000.00 of the consideration was paid from the proceeds of a mortgage loan.

Inst # 1992-20326

09/17/1992-20326
 09:36 AM CERTIFIED
 SHELBY COUNTY JUDGE OF PROBATE
 DBI MJS 70.00

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, who is authorized to execute this conveyance, has hereto set its signature and seal, this the 9th day of September 1992

ATTEST:

GREYSTONE RIDGE PARTNERSHIP,
 AN ALABAMA GENERAL PARTNERSHIP

By

[Signature]
 ITS MANAGING PARTNER

STATE OF Alabama
 COUNTY OF JEFFERSON

I, Gene W. Gray, Jr.

a Notary Public in and for said County in said

State, hereby certify that

whose name as President of GREYSTONE RIDGE PARTNERSHIP, AN ALABAMA GENERAL PARTNERSHIP, 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

9th

day of

September

1992

Gene W. Gray, Jr.

Notary Public

Return To:
 Corley, Moncus & Ward, P.C.
 2100 SouthBridge Parkway
 Suite 650
 Birmingham, AL 35209