

SEND TAX NOTICE TO:

(Name) J. Howard Lucas & Zenoba M. Lucas

(Address) 1212 Berwick Road
Hoover, AL 35242

This instrument was prepared by

(Name) Robert R. Sexton, Esq.
900 Park Place Tower
(Address) Birmingham, AL 35203

CORPORATION FORM WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP - ALABAMA TITLE CO., INC., Birmingham, AL.

STATE OF ALABAMA

COUNTY OF SHELBY

} KNOW ALL MEN BY THESE PRESENTS.

That in consideration of One Hundred Thirty Six Thousand & 00/100 ----- DOLLARS

to the undersigned grantor, GREYSTONE RIDGE PARTNERSHIP, an Alabama general partnership ~~XXXXXXXXXX~~
(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

J. HOWARD LUCAS and ZENOBA M. LUCAS
(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 87, according to the Survey of Greystone Ridge Garden Homes, as recorded in Map
Book 16, Page 31, in the Probate Office of Shelby County, Alabama.

\$108,800.00 of the purchase price recited above was paid from a mortgage loan closed
simultaneously herewith.

SUBJECT TO:

1. Ad Valorem taxes for the year 1992 and subsequent years.
Subject to the existing easements, restrictions, rights of way, covenants, conditions
and permits as set out on the attached Exhibit "A".

Inst # 1992-21705

09/30/1992-21705
11:00 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
002 MJS 36.50

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 grantees 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 ~~XXXXXXXXXX~~ Managing General Partner
who is authorized to execute this conveyance, has hereto set its signature and seal, this the 29th day of September 19 92.

GREYSTONE RIDGE PARTNERSHIP, AN ALABAMA
GENERAL PARTNERSHIP

ATTEST:

By GARY R. DENT
Gary R. Dent, Its Managing ~~XXXXXXXXXX~~
General Partner

Secretary

STATE OF ALABAMA }
COUNTY OF JEFFERSON

I, the undersigned
State, hereby certify that Gary R. Dent
whose name as Managing General ~~XXXXXXXXXX~~ Partner of GREYSTONE RIDGE PARTNERSHIP, an Alabama General*
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,
*Partnership

Given under my hand and official seal, this the 29th day of September 19 92.

FORM ATC-50

Robert R. Sexton
Notary Public

MY COMMISSION EXPIRES OCTOBER 17, 1994

EXHIBIT A

1. Building setbacks as shown in Declaration of Greystone Ridge Covenants, Conditions and Restrictions recorded in Document No. 1992-4720 in Probate Office.

2. Public utility easements as shown by recorded plat, including irregular on the Southwesterly and most Easterly corner of lot.

3. Transmission Line Permit(s) to Alabama Power Company as shown by instrument(s) recorded in Deed Book 141 page 180, Real 333 page 201 and Real 377 page 441 in Probate Office.

4. Title to all minerals within and underlying the premises, together with all mining rights and other rights, privileges and immunities relating thereto, including rights set out in Deed Book 4 pages 486, 493 and 495 in Probate Office. We do further insure against loss or to improvement or attempted enforcement of the right to use the surface of the land in order to remove minerals, without consent of the surface owners.

5. Rights of others to use of Hugh Daniel Drive, as described in instrument recorded in Deed Book 301 page 799 in Probate Office.

6. Covenant and Agreement for Water Service as set out in instrument between Dantract and Shelby County, as set out in Real 235 page 574 in Probate Office.

7. Restrictions, covenants, conditions and building setback lines as set out in Amended Restated Restrictive Covenants recorded in Real 265 page 96 in the Probate Office of Shelby County, Alabama.

8. Greystone Multi-family Declaration of Covenants, Conditions and Restrictions, as recorded in Real 316 page 239, as amended by First Amendment recorded in Real 319 page 238, Second Amendment as recorded in Real 336 page 281 and Third Amendment being recorded in Real 397 page 958, and by Instrument No. 1992-4710 in Probate Office.

9. Greystone Ridge Garden Homes and First Addition to Greystone Ridge Garden Homes Declaration of Covenants, Conditions and Restrictions as recorded in Instrument No. 1992-4720 in Probate Office.

10. Reciprocal Easement Agreement pertaining to access and roadway easements, as set out in Real 312 page 274, as amended in Real 317 page 253 in Probate Office.

11. Agreement between Daniel Oak Mountain Limited Partnership and Shelby Cable, Inc. recorded in Real 350 page 545 in Probate Office.

09/30/1992-21705

11:00 AM CERTIFIED

SHELBY COUNTY JUDGE OF PROBATE

002 MJS 36.50

GARY R. DEUT

Inst # 1992-21705