

This instrument was prepared by

Send Tax Notice To: Frank H. Richards  
name  
1320 Berwick Drive  
address Birmingham, AL 35242

(Name) William H. Halbrooks

(Address) 704 Independence Plaza

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP LAND TITLE COMPANY OF ALABAMA

STATE OF ALABAMA

Jefferson COUNTY KNOW ALL MEN BY THESE PRESENTS,

That in consideration of One Hundred Sixty Thousand Four Hundred and no/100----- DOLLARS

to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we,

Greystone Ridge Partnership, an Alabama General Partnership  
(herein referred to as grantors) do grant, bargain, sell and convey unto

Frank H. Richards and Martha W. Richards  
(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 60, 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; being situated in Shelby County, Alabama.

Subject to current taxes, easements and restrictions of record.

\$ 128,300.00 of the purchase price recited above was paid from a  
mortgage loan closed simultaneously with the new 1992-25866

11/05/1992-25866  
12:25 PM CERTIFIED  
SHELBY COUNTY JUDGE OF PROBATE  
001 MCD 39.00

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 I ~~do~~ do for myself ~~(as grantor)~~ and for my ~~(heirs)~~ heirs, executors, and administrators covenant with the said GRANTEES, their heirs and assigns, that I am ~~lawfully~~ lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that I ~~will~~ have a good right to sell and convey the same as aforesaid; that I ~~will~~ will and my ~~(heirs)~~ heirs, executors and administrators shall warrant and defend the same to the said GRANTEES, their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, I have hereunto set my hand(s) and seal(s), this 29th  
day of October, 19 92.

WITNESS:

\_\_\_\_\_  
(Seal)  
\_\_\_\_\_  
(Seal)  
\_\_\_\_\_  
(Seal)

GREYSTONE RIDGE PARTNERSHIP, AN ALABAMA  
GENERAL PARTNERSHIP

By: GARY R DENT (Seal)  
Gary R. Dent, Managing Partner

\_\_\_\_\_  
(Seal)  
\_\_\_\_\_  
(Seal)

STATE OF ALABAMA

Jefferson COUNTY

General Acknowledgment

I, the undersigned, a Notary Public in and for said County, in said State,  
hereby certify that Gary R. Dent, Managing Partner of Greystone Ridge Partnership, an Alabama General  
whose name 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 / in his capacity as Managing Partner  
on the day the same bears date. executed the same voluntarily

Given under my hand and official seal this 29th day of October A. D., 19 92

William H. Halbrooks  
Notary Public.