

SEND TAX NOTICE TO:

Davidson L. Laning and
(Name) Pamela B. Laning
3504 Shandwick Place
(Address) Birmingham, AL 35242

This instrument was prepared by
Clayton T. Sweeney
(Name) CORLEY, MONCUS & WARD, P.C.
2100 SouthBridge Parkway, Suite 650
(Address) Birmingham, AL 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 Shelby

} KNOW ALL MEN BY THESE PRESENTS.

That in consideration of Three Hundred Fifty-five Thousand and 00/100-----Dollars

to the undersigned grantor, Spratlin Construction Company, Inc. a corporation.
(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

Davidson L. Laning and wife, Pamela B. Laning
(herein referred to as GRANTEES) as joint tenants, with right of survivorship, the following described real estate, situated in
Shelby County, Alabama

Lot 125, according to the survey of GREYSTONE - 1st Sector, 1st Phase,
as recorded in Map Book 14 Page 91 A & B in the Probate Office of
Shelby County, Alabama; being situated in 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 in the Probate Office of Shelby County, Alabama, and all amendments
thereto.

Subject to:
Advalorem taxes for the year 1993 which are a lien but are not due
and payable until October 1, 1993.
Existing easements, restrictions, set-back lines and limitations
of record.

\$ 284,000.00 of the consideration was paid from the proceeds of
a mortgage loan closed simultaneously herewith. Inst # 1992-31178

12/28/1992-31178
07:33 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
001 MCD 77.50

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 President, William F. Spratlin
who is authorized to execute this conveyance, has hereto set its signature and seal, this the 16th day of December 1992

ATTEST:

Spratlin Construction Company, Inc.
By William F. Spratlin President

STATE OF Alabama }
COUNTY OF Jefferson }

I, Clayton T. Sweeney a Notary Public in and for said County in said
State, hereby certify that William F. Spratlin
whose name as President of Spratlin 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 16th day of December 19 92
My commission expires: 5/29/95

Clayton T. Sweeney
Notary Public