

This instrument was prepared by

Send Tax Notice To: VERNON H. HYDORN
name 3640 Shandwick Place
Birmingham, AL. 35242
address

(Name) HOLLIMAN, SHOCKLEY & KELLY ATTORNEYS
3821 Lorna Road, Suite 110
(Address) Birmingham, Alabama 35244

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

STATE OF ALABAMA
SHELBY COUNTY

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of THREE HUNDRED TWENTY-NINE THOUSAND NINE HUNDRED & NO/100 DOLLARS
(\$329,900.00)

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

JOHN O. FREEMAN JR. and wife, ZANNA B. FREEMAN
(herein referred to as grantors) do grant, bargain, sell and convey unto

VERNON H. HYDORN and wife, DOROTHY R. HYDORN
(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 91, according to the Survey of Greystone, 1st Sector, Phase II, as recorded in Map Book 15, Pages 58, 59, 60 and 61, in the Probate Office of Shelby County, Alabama; being situated in Shelby County, Alabama.

Together with the non-exclusive easemtn 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 Volume 317, Page 260, and as Amended thereto.

SUBJECT TO: (1) Taxes for the year 1993 and subsequent years.
(2) Easements, restrictions, reservations, rights-of-way, limitations, covenants and conditions of record, if any. (3) Mineral and mining rights

\$ 203150.00 of the purchase price of the property being conveyed herein has been paid by the proceeds of a first mortgage loan executed and recorded simultaneously herewith.

\$ 93750.00 of the purchase price of the property being conveyed herein has been paid by the proceeds of a second mortgage loan executed and recorded simultaneously herewith.

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.

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

IN WITNESS WHEREOF, we have hereunto set OUR hand(s) and seal(s), this 2nd day of August, 1993.

(Seal)

John O. Freeman Jr (Seal)
JOHN O. FREEMAN JR

(Seal)

Zanna B. Freeman (Seal)
ZANNA B. FREEMAN

(Seal)

STATE OF ALABAMA
JEFFERSON COUNTY

General Acknowledgment

I, the undersigned authority _____, a Notary Public in and for said County, in said State, hereby certify that JOHN O. FREEMAN JR. and wife, ZANNA B. FREEMAN whose name S. are signed to the foregoing conveyance, and who are known to me, acknowledged before me on this day, that, being informed of the contents of the conveyance they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 2nd day of August, A. D., 1993

My Commission Expires: 8-25-94 _____ Notary Public.

Inst # 1993-24170

JAMES V. HOLT, Notary Public, State of Alabama, Commission Expires 08/25/94, My Commission # 1993-24170