

SEND TAX NOTICE TO:

(Name) John W. Ryan

This instrument was prepared by

(Address) 1108 Barwick Road
Hoover, AL 35242

(Name) William H. Halbrooks

(Address) 704 Independence Plaza

FM No. ATC 27 Rev. 5/82

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

STATE OF ALABAMA

Jefferson

COUNTY

KNOW ALL MEN BY THESE PRESENTS,

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

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

Greystone Ridge Partnership, an Alabama General Partnership

herein referred to as grantor(s) do grant, bargain, sell and convey unto

John W. Ryan and Danna L. Ryan

herein referred to as GRANTEEES as joint tenants, with right of survivorship, the following described real estate situated in

Shelby

County, Alabama to-wit:

Lot 5, 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. Mineral and mining rights excepted.

Subject to current taxes, easements and restrictions of record.

\$137,650.00 of the purchase price recited above was paid from a mortgage loan closed simultaneously herewith.

11/04/1993-24836
05:52 PM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
DOE REL 14.00

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 I (we) do for myself (ourselves) and for my (our) heirs, executors, and administrators covenant with the said GRANTEEES, 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 above, 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 shall warrant and defend the same to the said GRANTEEES, 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 14th

day of October, 19 93

WITNESS

GREYSTONE RIDGE PARTNERSHIP, AN
ALABAMA GENERAL PARTNERSHIP

By: GARY R. DENT
Gary R. Dent, Managing Partner

(Seal)

(Seal)

(Seal)

(Seal)

(Seal)

(Seal)

STATE OF ALABAMA

Jefferson

COUNTY

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 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 executed the same voluntarily on the day the same bears date

Given under my hand and official seal this 14th day of October, A. D. 19 93

William H. Halbrooks
Notary Public

Inst. 1993-34836