

This instrument was prepared by:  
(Name) Gwen L. Windle  
(Address) Haskell Slaughter Young & Johnston  
1200 AmSouth/Harbert Plaza  
1901 6th Avenue North, Birmingham, AL 35203

Send Tax Notice to:  
(Name) Bryan Allen Coyne  
(Address) Meredith Elizabeth Buckelew  
1104 Berwick Road  
Birmingham, AL

**PARTNERSHIP WARRANTY DEED, JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR**

STATE OF ALABAMA

Shelby

COUNTY }

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of One Hundred Fifty-one Thousand Five Hundred and no/100 ----- Dollars  
(\$151,500.00)

to the undersigned grantor, Greystone Ridge Partnership

a (general) ~~XXXXXX~~ partnership,

(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

Bryan Allen Coyne and Meredith Elizabeth Buckelew

(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 3, 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.

Subject to easements, restrictions and reservations of record, if any.

Subject to property taxes for 1994 and subsequent years.

\$ 147,071.56 of the purchase price recited above was paid from the proceeds of a mortgage loan which closed simultaneously herewith.

Subject to mineral and mining rights.

TO HAVE AND TO HOLD, Unto the said GRANTEES as joint tenants, with the 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 it is lawfully seized in fee simple of said premises, that they are free from all encumbrances,

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 General Partner(s) who are authorized to execute this conveyance, has hereto set its signature and seal, this the 1st day of December 19 93

Greystone Ridge Partnership

By [Signature] (Seal)  
Partner

By Inst # 1993-38948 (Seal)  
Partner

12/07/1993-38948  
ACKNOWLEDGMENT FOR PARTNERSHIP  
SHELBY COUNTY JUDGE OF PROBATE  
001 MCD 13.00

STATE OF ALABAMA

Jefferson

COUNTY }

I, the undersigned authority, a Notary Public, in and for said county in said state, hereby certify that

whose name(s) as general partner(s) of Greystone Ridge Partnership

a (n) Alabama

(general) ~~XXXXXX~~

partnership, and whose name(s) is (are) signed to the foregoing instrument, and who is (are) known to me, acknowledged before me on this day that, being informed of the contents of said instrument, (he) (she) (they), as such partner(s), and with full authority, executed the same voluntarily for and as the act of said partnership.

Given under my hand and official seal this 1st day of December, 1993

AFFIX NOTARIAL SEAL

My Commission expires: 7-24-97

Mary Paulette Blom  
Notary Public