

SEND TAX NOTICE TO:

F. Michael Lachina
(Name) Deborah R. Lachina
5133 Greystone Way
(Address) Birmingham, Alabama 35242

This instrument was prepared by

(Name) Clayton T. Sweeney, Atty.
2700 Highway 280 East, Suite 150E
(Address) Birmingham, Alabama 35223

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 FOUR HUNDRED SIXTY THOUSAND FIVE HUNDRED AND NO/100 DOLLARS---

to the undersigned grantor, Cornerstone Building 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

F. Michael Lachina and Deborah R. Lachina
(herein referred to as GRANTEES) as joint tenants, with right of survivorship, the following described real estate, situated in

Lot 31, according to the Survey of Greystone, 4th Sector, as recorded in Map
Book 16, Page 89 A, B, & C in the Probate Office of Shelby County, Alabama;
being situated in Shelby County, Alabama.

Together with the non-exclusive easement 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 1994 which are a lien but are not due and
payable until October 1, 1994.
Existing easements, restrictions, set-back lines and limitations of
record.

\$ 368,400.00 of the consideration was paid from the proceeds of
a mortgage loan closed simultaneously herewith.

12/30/1993-41825
09:54 AM CERTIFIED

SHELBY COUNTY JUDGE OF PROBATE
001 MCD 107.00

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 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, Donald M. Acton
who is authorized to execute this conveyance, has hereto set its signature and seal, this the 27th day of December 19 93

TEST:

Secretary

Cornerstone Building Company, Inc.

By Donald M. Acton
Donald M. Acton 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 Donald M. Acton
whose name as President of Cornerstone Building 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 27th

day of December 19 93

My commission expires: 5/29/95

Clayton T. Sweeney Notary Public

Inst # 1993-41825