

SEND TAX NOTICE TO:

Sammy D. Rainey

(Name) Deborah B. Rainey

2037 Shandwick Terrace

(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 THREE HUNDRED TWENTY EIGHT THOUSAND AND NO/100 DOLLARS-----

to the undersigned grantor, Spratlin Construction Co., 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

Sammy D. Rainey and Deborah B. Rainey
(herein referred to as GRANTEES) as joint tenants, with right of survivorship, the following described real estate, situated in

Lot 5, according to the Survey of Greystone, 1st Sector, Phase V, as recorded
in Map Book 16, page 62 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, 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.

\$ 311,600.00 of the consideration was paid from the proceeds of
a mortgage loan closed simultaneously herewith.

Inst # 1994-02382

01/21/1994-02382
02:48 PM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
001 MCD 25.00

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, William F. Spratlin
who is authorized to execute this conveyance, has hereto set its signature and seal, this the 14th day of January 19 94

ATTEST:

Spratlin Construction Co., Inc.

By

William F. Spratlin

President

Secretary

STATE OF Alabama }
COUNTY OF Jefferson }

I, Clayton T. Sweeney
State, hereby certify that

William F. Spratlin

whose name as

President of

Spratlin Construction Co., 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,

a Notary Public in and for said County in said

Given under my hand and official seal, this the 14th

day of January

19 94

My commission expires: 5/29/95

Clayton T. Sweeney

Notary Public

Inst # 1994-02382