

This instrument was prepared by

(Name) William H. Halbrooks

(Address) 704 Independence Plaza

Send Tax Notice To: George P. Farmer
name
1182 Berwick Road
address Birmingham, AL 35242

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

STATE OF ALABAMA

Jefferson COUNTY

KNOW ALL MEN BY THESE PRESENTS,

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

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

Greystone Ridge Partnership, an Alabama General Partnership
(herein referred to as grantors) do grant, bargain, sell and convey unto

George P. Farmer and Dorothy R. Farmer
(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 41, 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.

\$35,000.00 of the purchase price recited above was paid from a mortgage
loan closed simultaneously herewith.

02/23/1994-05999
02:40 PM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
001 MCD 108.50

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 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
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 GRANTEES, 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 4th
day of February, 19 94

WITNESS:

_____(Seal)
_____(Seal)
_____(Seal)

GREYSTONE RIDGE PARTNERSHIP, AN ALABAMA
GENERAL PARTNERSHIP

By: GARY R. DENT (Seal)
Gary R. Dent, Managing Partner

_____(Seal)
_____(Seal)

STATE OF ALABAMA

Jefferson COUNTY

General Acknowledgment

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
on the day the same bears date. executed the same voluntarily

Given under my hand and official seal this 4th day of February A. D., 19 94

Wm. H. Halbrooks
Notary Public.