

This instrument prepared by:
John N. Randolph, Attorney
Strote & Permutt P.C.
2222 Arlington Avenue
Birmingham, Alabama 35205

Send Tax Notice to:
Gene L. Oliver
Dolores A. W. Oliver
517 Seven Oaks Park
Birmingham, AL 35242

CORPORATION FORM WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

State of Alabama

KNOW ALL MEN BY THESE PRESENTS,

Shelby County

That in consideration of Two Hundred Fifty-Three Thousand Six Hundred and 00/100'S *** (\$253,600.00) Dollars to the undersigned grantor, Ken Underwood Classic Homes, Inc., a corporation, in hand paid by Gene L. Oliver and Dolores A. W. Oliver, the receipt whereof is acknowledged, the said Ken Underwood Classic Homes, Inc. does by these presents, grant, bargain, sell and convey unto Gene L. Oliver and Dolores A. W. Oliver, as joint tenants, with right of survivorship, the following described real estate situated in Shelby County, Alabama, to-wit:

Lot 28, according to the Survey of The Glen at Greystone, Sector Three, as recorded in Map Book 18, page 79, in the Probate Office of Shelby County, Alabama; being situated in Shelby County, Alabama.
Subject to:

1. Ad valorem taxes for the current tax year which grantees herein assume and agree to pay.
2. Building setback line of 20 feet reserved from Seven Oaks Park as shown by recorded plat.
3. Public utility easements as shown by recorded plat, including 7.5 feet on the Northeasterly side of lot.
4. Title to all minerals within and underlying the premises, together with all mining rights and other rights, privileges and immunities relating thereto, including rights set out in Deed Book 121, page 294 and Deed Book 80 page 280 in Probate Office.
5. Rights of others to use of Hugh Daniel Drive as described in instrument recorded in Deed Book 301 page 799 in Probate Office.
6. Covenant and Agreement for Water Service, as set out in agreement recorded in Real 235 page 574 and as amended by agreement as set out as Instrument #1993-20480 in Probate Office.
7. Amended and Restated restrictive covenants as set out in instrument recorded in Real 285 page 96 in Probate Office.
8. Greystone Close' Development Declaration of Covenants, Conditions and Restrictions as recorded in Real 348 page 873; and First Amendment as recorded in Real 380 page 635 in Probate Office.
9. Greystone Close' Developmental Reciprocal Easement Agreement which gives access to certain cross-easements and Hugh Daniel Drive and provides for certain assessments for maintenance of the same as recorded in Real 348 page 848; and First Amendment as recorded in Real 380 Page 639 and Second Amendment as recorded as Instrument #1993-29620 in Probate Office.
10. Agreement between Daniel Oak Mountain Limited Partnership, an Alabama Limited Partnership and Shelby Cable, Inc. recorded in Real 350 Page 545 in Probate Office.

TO HAVE AND TO HOLD, To the said Gene L. Oliver and Dolores A. W. Oliver, 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 Ken Underwood Classic Homes, Inc. does for itself, its successors and assigns, covenant with said Gene L. Oliver AND Dolores A. W. Oliver, their heirs and assigns, that it 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 Gene L. Oliver AND Dolores A. W. Oliver, their heirs, executors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the said Ken Underwood Classic Homes, Inc. by Ken Underwood, President, who is authorized to execute this conveyance, has hereto set its signature and seal, this the 18th day of March, 1994.

Ken Underwood Classic Homes, Inc.


by, Ken Underwood, President

Inst # 1994-09717

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SHELBY COUNTY JUDGE OF PROBATE
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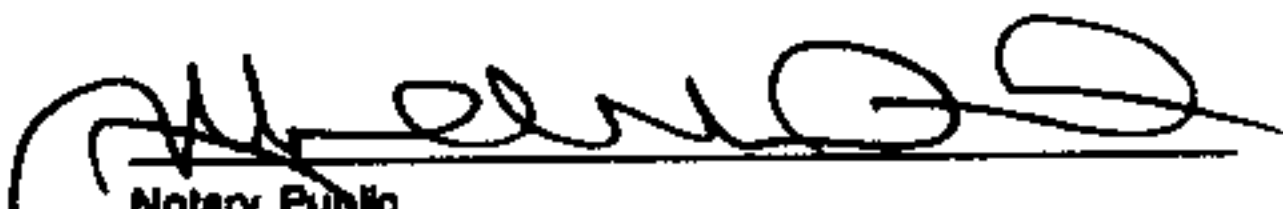
Inst # 1994-09717
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Page Two of Corporation Form Warranty Deed from Ken Underwood Classic Homes, Inc. to Gene L. Oliver and Dolores A. W. Oliver dated March 18th, 1994.

**STATE OF ALABAMA
JEFFERSON COUNTY**

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Ken Underwood, President, of Ken Underwood Classic Homes, Inc., a corporation, whose name as such officer 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 18th day of March, 1994.


Notary Public
Affix Seal

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03/24/1994-09717
03:47 PM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
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