

THIS INSTRUMENT PREPARED BY:

SEND TAX NOTICE TO:

Frank K. Bynum
#17 Office Park Circle
Birmingham, AL 35223

Clyde L. Greene
804 Sweetgum Court
Birmingham, AL 35244

STATE OF ALABAMA COUNTY OF SHELBY

Inst # 1994-10465

KNOW ALL MEN BY THESE PRESENTS, that in consideration of ONE HUNDRED SEVENTY THOUSAND SEVEN HUNDRED & NO/100 (\$170,700.00) to the undersigned grantors John E. Wentz, a married man and Kathleen W. Wentz, an unmarried woman in hand paid by Clyde L. Greene and Antoinette McConnell, the receipt whereof is acknowledged, we, John E. Wentz, a married man and Kathleen W. Wentz, an unmarried woman (herein referred to as Grantors) grant, bargain, sell and convey unto Clyde L. Greene and Antoinette McConnell (herein referred to as Grantees), as joint tenants, with right of survivorship, the following real estate, situated in Shelby County, Alabama, to wit:

Lot 426 according to the Survey of Riverchase Country Club 11th Addition Phase II, as recorded in Map Book 9, Page 87, in the Probate Office of Shelby County, Alabama.

Subject to existing easements, restrictions, building set-back lines, rights of way, limitations, if any, of record.

\$162,150.00 of the above recited purchase price was paid from a mortgage loan closed simultaneously herewith.

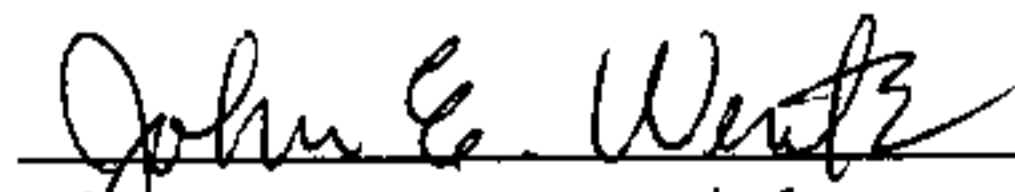
The property described in this instrument is not the homestead of the Grantor's spouse. Said Grantor is conveying pursuant to Section 6-10-3 of the Code of Alabama, as amended.

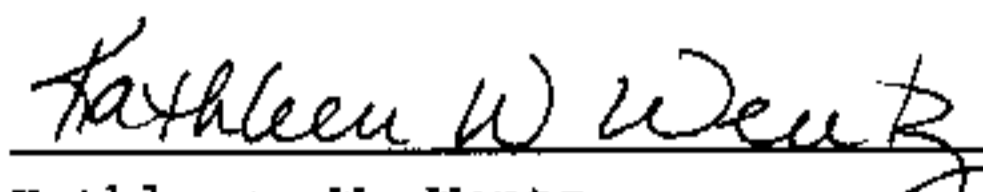
03/31/1994-10465
09:51 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE

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 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 we do for ourselves and for our heirs, executors, and administrators covenant with the said Grantees, their heirs and assigns, that we are lawfully seized in fee simple of said premises; that we are free from all encumbrances, unless otherwise noted above; that we have a good right to sell and convey the same as aforesaid; that we will and by 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, we have hereunto set our hands and seals, this 28th day of March, 1994.



John E. Wentz, a married man


Kathleen W. Wentz

STATE OF ALABAMA COUNTY OF JEFFERSON

I, the undersigned, a Notary Public, in and for the said County, in said State, hereby certify that John E. Wentz, a married man and Kathleen W. Wentz, an unmarried woman whose names are signed to the foregoing conveyance, and who are known to me, acknowledge before me on this day, that, being informed of the contents of the conveyance they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 28th day of March, 1994.


Frank K. Bynum, Notary Public

My Commission Expires: November 20, 1996