

This instrument was prepared by

Send Tax Notice To: Samy A. George
name
3004 Shandwick Court
address Birmingham, Alabama 35242

(Name) Martin, Drummond, Woosley & Palmer, P.C.
2204 Lakeshore Drive, Suite 130
(Address) Birmingham, Alabama 35209

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 THREE HUNDRED TWENTY-TWO THOUSAND AND NO/100 DOLLARS
~~One Hundred Seventy Thousand Dollars and no/100~~

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

Gregg A. Reaves and Pamela A. Reaves, Husband and Wife
(herein referred to as grantors) do grant, bargain, sell and convey unto

Samy A. George and Nadia S. George, Husband and Wife
(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 14, according to the Survey of Greystone, First Sector, Phase IV, as recorded in Map Book 15, Page 107, in the Probate Office of Shelby County, Alabama; being situated in Shelby County, Alabama. Mineral and mining rights excepted.

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 as amended.

\$ 170,000.00 of the above recited purchase price was paid from a mortgage loan closed simultaneously herewith.
~~322,000.00~~

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

04/20/1994-12837
11:25 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
001 MCB 160.50

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, we have hereunto set our hand(s) and seal(s), this 30th day of March, 19 94.

WITNESS:

(Seal)

(Seal)

(Seal)
Gregg A. Reaves (Seal)
Pamela A. Reaves (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 Gregg A. Reaves and Pamela A. Reaves, Husband and Wife whose name _____ are signed to the foregoing conveyance, and who are known to me, acknowledged 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 30th day of March A. D., 19 94

NOTARY PUBLIC STATE OF ALABAMA AT LARGE
MY COMMISSION EXPIRES: May 6, 1997.
BONDED THRU NOTARY PUBLIC UNDERWRITERS.

FORM NO. L1002

Notary Public.

Inst # 1994-12837