

This instrument was prepared by

Send Tax Notice To: Ronnie D. Stone

(Name) Lamar Ham

name

3660 Shandwick Place

address

(Address) 3512 Old Montgomery Highway
Birmingham, AL 35209

Birmingham, AL 35242

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

STATE OF ALABAMA

Jefferson COUNTY

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of THREE HUNDRED EIGHTEEN THOUSAND AND NO/100-----
----- DOLLARS (\$318,000.00)
to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we,
Steven R. Lewis and wife, Teresa K. Lewis

(herein referred to as grantors) do grant, bargain, sell and convey unto Ronnie D. Stone and wife, Jo Ann Stone

(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 86, according to the Map and Survey of Greystone - 1st Sector, Phase II, .
as recorded in Map Book 15, Pages 58, 59, 60, and 61, in the Probate Office of
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, and recorded in Real Vol. 317, Page 260, in the
Probate Office of Shelby County, Alabama (which, together with all amendments
thereto, is hereinafter collectively referred to as the "Declaration").

Subject to current taxes, easements, covenants, restrictions and rights of way
of record, mineral and mining rights.

\$ 190,000.00 of the purchase price was provided by a mortgage loan closed
simultaneously herewith.

06/08/1994-18382
10:58 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
DOI, MCD 136.50

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 27th
day of May, 19 94.

(Seal)

(Seal)

(Seal)

Steven R. Lewis

Teresa K. Lewis

General Acknowledgment

STATE OF ALABAMA

Jefferson COUNTY

I, Lamar Ham, a Notary Public in and for said County, in said State, hereby certify that
Steven R. Lewis and wife, Teresa K. Lewis
whose name(s) 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 27th day of May A.D., 19 94

Lamar Ham

Notary Public

MY COMMISSION EXPIRES NOVEMBER 9, 1997