

This Instrument Prepared By:

Send Tax Notice To:

Mary P. Thornton
Dominick, Fletcher, Yeilding,
Wood & Lloyd, P.A.
2121 Highland Avenue
Birmingham, Alabama 35205

Ronald D. Prather
Deborah H. Prather
348 Amherst Drive
Birmingham, Alabama 35242

STATE OF ALABAMA)
COUNTY OF SHELBY)

WARRANTY DEED
JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

KNOW ALL MEN BY THESE PRESENTS, that in consideration of One Hundred Sixty-Nine Thousand Dollars (\$169,000.00) to the undersigned Grantor, Greystone Ridge, Inc., an Alabama corporation, in hand paid by the Grantee, the receipt of which is hereby acknowledged, the said Greystone Ridge, Inc. ("Grantor"), does by these presents, grant, bargain, sell and convey unto Ronald D. Prather and Deborah H. Prather ("Grantee"), as joint tenants, with right of survivorship, the following described real estate, situated in Shelby County, Alabama, to-wit:

Lot 69, according to the Resurvey of Lots 68 and 69, Greystone Village, Phase I, as recorded in Map Book 18, page 91, in the Probate Office, Shelby County, Alabama. Minerals and mining rights excepted.

Subject to: (1) General and special taxes or assessments for 1994 and subsequent years not yet due and payable, including any additional tax due, if any, due to the fact that ad valorem taxes for subject property have been paid under a current use assessment; (2) Easement on rear of lot of undetermined size as shown on recorded map; (3) Right-of-way as recorded in Inst. #1993-22440; (4) Restrictions appearing of record in Inst. #1993-20846, Real Volume 265, Page 316 and Inst. #1993-22437; (5) Right-of-way granted to Alabama Power Company recorded in Volume 111, Page 408; (6) Right-of-way granted to Birmingham Water Works Board recorded in Inst. #1993-20842; (7) Title to all minerals within and underlying the premises, together with all mining rights and other rights, privileges and immunities relating thereto as recorded in Inst. #1993-20845 and Inst. #1993-22438; (8) Restrictions and easement as recorded in Inst. #1993-22438; (9) Amended and Restated Restrictive Covenants as set out in instruments recorded in Real 265 page 96; (10) Covenant releasing predecessor in title from any liability arising from sinkholes, limestone formations, soil conditions or any other known or unknown surface or subsurface conditions that may now or hereafter exist or occur or cause damage to subject property, as shown by instrument recorded in Map Book 18 page 9 in Probate Office; the policy will insure that any violation of this covenant will not result in a forfeiture or reversion of title; (11) Amended and Restated Greystone Village Declaration of Covenants, Conditions and Restrictions recorded as Instrument #1994-12222 in said Probate Office.

TO HAVE AND TO HOLD, to the said Grantee, 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

146,200.00 of the purchase price
realized above was paid from the proceeds of the sale
loan closed simultaneously herewith. 002 SNA 35.00
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NOT CERTIFIED
JUDGE OF PROBATE

Inst # 1994-19663

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 Grantor does for itself, its successors and assigns, covenant with said Grantee, their heirs and assigns, that it is lawfully seized in fee simple of said premises, that they are free from all encumbrances except as set out 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 Grantee, their heirs and assigns forever, against the lawful claims of all persons for only those acts done or suffered by Grantor.

IN WITNESS WHEREOF, the said Greystone Ridge, Inc., an Alabama corporation, by its President, Gary R. Dent, who is authorized to execute this conveyance, has hereto set its signature and seal, this the 15th day of June, 1994.

GREYSTONE RIDGE, INC., AN ALABAMA CORPORATION

By: GARY R. DENT

Gary R. Dent
President

STATE OF ALABAMA)
COUNTY OF JEFFERSON)

I, the undersigned, a Notary Public in and for said County and State, hereby certify that Gary R. Dent, whose name as President of Greystone Ridge, Inc., an Alabama corporation, 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 on the day the same bears date for and as the act of said corporation.

Given under my hand and seal this the 15 day of June, 1994.

Walter H. Hester

Notary Public

[SEAL]

My commission expires:

5/25/97

a:PRA-GRVI

06/21/1994-19663
09:44 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
002 SNA 35.00