

This instrument was prepared by:  
Anthony D. Snable, Attorney  
2700 Highway 280 South  
Suite 101  
Birmingham, Alabama 35223

Send Tax Notices to:

Louis G. Steed  
Ida Jean Steed  
909 Linkside Way  
Birmingham, AL 35242

**WARRANTY DEED**  
**JOINT TENANTS WITH RIGHT OF SURVIVORSHIP**

STATE OF ALABAMA )  
                              ) KNOW ALL MEN BY THESE PRESENTS  
JEFFERSON COUNTY )

That in consideration of TWO HUNDRED FOURTEEN THOUSAND and 00/100--  
-----(\$214,000.00) Dollars to the undersigned Grantor(s),  
John M. Brann and J. Patricia Moore Brann, husband and wife (herein  
referred to as Grantor(s) in hand paid by the Grantee(s) herein,  
the receipt of which is hereby acknowledged, the said Grantor(s) do  
by these presents, grant, bargain, sell and convey unto the said  
Louis G. Steed and Ida Jean Steed (herein referred to as  
Grantee(s), as joint tenants with right of survivorship the  
following described real estate, situated in Shelby County,  
Alabama, to-wit:

SEE ATTACHED EXHIBIT "A" FOR LEGAL DESCRIPTION

Subject to:

1. Advalorem taxes for the current tax year 1994.
2. Easements, restrictions and reservations of record.

TO HAVE AND TO HOLD, unto the said Grantee(s) 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 Grantee(s),  
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 Grantee(s), their heirs and assigns forever,  
against the lawful claims of all persons.

IN WITNESS WHEREOF, we have hereunto set our hands and seals, this  
27th day of August, 1994.

  
John M. Brann

  
J. Patricia Moore Brann

09/02/1994-27257  
02:50 PM CERTIFIED  
SHELBY COUNTY JUDGE OF PROBATE  
903 NCD 227.50

Inst # 1994-27257

STATE OF ALABAMA )

JEFFERSON COUNTY )

I, the undersigned, a Notary Public in and for said State and in said County, hereby certify that John M. Brann and J. Patricia Moore Brann, husband and wife, whose name(s) is/are signed to the foregoing conveyance, and who is/are known to me, acknowledged before me on this day, that being informed of the contents of the conveyance, he/she/they executed the same voluntarily on the day the same bears date.

GIVEN under my hand and official seal on this the 27th day of August, 1994.

(NOTARIAL SEAL)



NOTARY PUBLIC

My Commission Expires: 10-21-95

EXHIBIT "A"

DESCRIPTION OF PROPERTY

Lot 30, according to the Survey of Linkside at Greystone, as recorded in Map Book 17, Page 32, in the Probate Office of Shelby County, Alabama; being situated in Shelby County, Alabama.

Together with the nonexclusive 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 in the Probate Office of Shelby County, Alabama and all amendments thereto.

Inst # 1994-27257

09/02/1994-27257  
02:50 PM CERTIFIED  
SHELBY COUNTY JUDGE OF PROBATE  
003 MCB 227.50

*[Handwritten signature]*