

Send Tax Notice to: Richard E. and Kathy S. Kingsmore
5104 Greystone Way, Birmingham, Al. 35244

This instrument was prepared by

(Name) James R. Moncus, Jr., Attorney at Law

(Address) 1318 Alford Avenue, Suite 102, Birmingham, Alabama 35226

CORPORATION FORM WARRANTY DEED, JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR

LAND TITLE COMPANY OF ALABAMA, Birmingham, Alabama

STATE OF ALABAMA

COUNTY OF SHELBY

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of Five Hundred Thirty Thousand and No/100 -----Dollars
(\$530,000.00)

to the undersigned grantor, M. Byrom Corporation a corporation,
(herein referred to as GRANTOR), in hand paid by the GRANTEES herein, the receipt of which is hereby acknowledged, the
said GRANTOR does by these presents, grant, bargain, sell and convey unto

Richard E. Kingsmore and Kathy S. Kingsmore

(herein referred to as GRANTEES) for and during their joint lives and upon the death of either of them, then to the survivor
of them in fee simple, together with every contingent remainder and right of reversion, the following described real estate,
situated in Shelby County, Alabama, to-wit:

Lot 22, according to the survey of Greystone, 4th Sector, as recorded in Map Book 16,
page 89 A,B, & C in the Probate Office of Shelby County, Alabama; being situated in
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 317, page 260 in the Probate Office of Shelby County, Alabama and all
amendments thereto.

Subject to: 1. Taxes for the year 1994 and subsequent years.
2. Easements, restrictions, reservations, limitations, rights-of-way, covenants
and conditions of record, if any.

Inst # 1994-27283

09/02/1994-27283

04:05 PM CERTIFIED

SHELBY COUNTY JUDGE OF PROBATE

001 MCD 538.50

TO HAVE AND TO HOLD, To the said GRANTEES for and during their joint lives and upon the death of either of
them, then to the survivor of them in fee simple, and to the heirs and assigns of such survivor forever, together with every con-
tingent remainder and right of reversion. And said GRANTOR does for itself, its successors and assigns, covenant with said
GRANTEES, their heirs and assigns, that is lawfully seized in fee simple of said premises, that they are free from all encum-
brances,

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 GRANTEES, their heirs, executors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the said GRANTOR, by its President, Marty Byrom
who is authorized to execute this conveyance, has hereto set its signature and seal, this the 24th day of August 19 94

ATTEST:

M. Byrom Corporation

By Marty Byrom
Marty Byrom

President

Secretary

STATE OF ALABAMA
COUNTY OF JEFFERSON

I, the undersigned a Notary Public in and for said County in said
State, hereby certify that Marty Byrom
whose name as President of M. Byrom Corporation
a 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 for and as
the act of said corporation,

Given under my hand and official seal, this the 24th day of August 19 94

My commission expires: 2/23/96

Notary Public