

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

Send Tax Notice To: Victor N. Lopiano
name
1032 King Stables Circle
address
Birmingham, Alabama 35242

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP LAND TITLE COMPANY OF ALABAMA

STATE OF ALABAMA

KNOW ALL MEN BY THESE PRESENTS.

Jefferson COUNTY

That in consideration of Three Hundred Thirty Five Thousand Dollars and no/100 DOLLARS

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

Randal L. Ridge and wife Susan R. Ridge
(herein referred to as grantors) do grant, bargain, sell and convey unto

Victor N. Lopiano and wife Marianne Lopiano

(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 8, according to the Survey of Greystone, 1st Sector, Phase VI, as recorded in Map Book 16, Page 63, 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, recorded in Real 317, Page 260 in the Probate Office of Shelby County, Alabama, and all amendments thereto.

\$ 200,000.00 of the above recited purchase price was paid from a mortgage loan closed simultaneously herewith.

Subject to existing easements, restrictions, covenants, conditions, and back lines, rights of way, limitations, if any, of record.

10/04/1994-30153
09:35 AM CERTIFIED
SHELBY COUNTY CLERK OF PROBATE
901 NCS 142.50

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 September, 19 94

WITNESS
_____(Seal) Randal L. Ridge _____(Seal)
_____(Seal) Susan R. Ridge _____(Seal)
_____(Seal) Susan R. Ridge _____(Seal)

STATE OF ALABAMA

Jefferson COUNTY

General Acknowledgment

I, Hubert E. Rawson, Jr., a Notary Public in and for said County, in said State, hereby certify that Randal L. Ridge and wife Susan R. Ridge 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 September, A. D. 19 94

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

Hubert E. Rawson, Jr.
Notary Public

1994-30153