

SEND TAX NOTICE TO:

Thomas Bradley Ward, Sr.  
(Name) Angela Creel Ward  
5316 Greystone Way  
(Address) Birmingham, AL 35242

This instrument was prepared by

(Name) Clayton T. Sweeney  
2700 Hwy 280E, Suite 290E  
(Address) Birmingham, AL 35223

Form TITLE 5400 1-84

CORPORATION FORM WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP - THE TITLE GROUP INCORPORATED

STATE OF ALABAMA }  
COUNTY OF Shelby } KNOW ALL MEN BY THESE PRESENTS.

That in consideration of Three Hundred Forty-Five Thousand and No/100's-----

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

Thomas Bradley Ward, Sr. and Angela Creel Ward  
(herein referred to as GRANTEEES) as joint tenants, with right of survivorship, the following described real estate, situated in  
Shelby County, Alabama:

Lot 41, according to the Map of Greystone, 6th Sector, as recorded in  
Map Book 17, Page 54, A, B, & C in the Probate Office of Shelby County,  
Alabama; being situated in Shelby County, Alabama.

Together with the non-exclusive easements 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:  
Ad valorem taxes for 1994 and subsequent years not yet due and payable  
until October 1, 1994.  
Existing covenants and restrictions, easements, building lines and limitations  
of record.

Inst # 1994-30519

10/06/1994-30519  
01:44 PM CERTIFIED  
SHELBY COUNTY JUDGE OF PROBATE  
001 MCD 353.50

TO HAVE AND TO HOLD Unto the said GRANTEEES 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 said GRANTOR  
does for itself, its successors and assigns, covenant with said GRANTEEES, their heirs and assigns, that is lawfully seized in fee simple of said  
premises, that they are free from all encumbrances, unless otherwise noted 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 GRANTEEES, their heirs, executors and assigns  
forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the said GRANTOR, by its President, James B. Wagnon, Jr.  
who is authorized to execute this conveyance, has hereto set its signature and seal, this the 21st day of September 19 94

ATTEST:

Vista Homes, Inc.

By James B. Wagnon, Jr. President

STATE OF Alabama }  
COUNTY OF Jefferson }

I, Clayton T. Sweeney a Notary Public in and for said County in said  
State, hereby certify that James B. Wagnon, Jr.  
whose name as President of Vista Homes, Inc.  
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 21st day of September 19 94

My commission expires: 5/29/95

Notary Public

CLAYTON T. SWEENEY, ATTORNEY AT LAW

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