

This instrument was prepared by

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

Send Tax Notice To: Deborah J. Long
William Daniel Sockwell
name
3576 Shandwick Place
Birmingham, AL 35242
address

Inst # 1994-32385

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

STATE OF ALABAMA

Shelby COUNTY KNOW ALL MEN BY THESE PRESENTS,

That in consideration of Four Hundred Forty Seven Thousand Five Hundred and No/100's DOLLARS

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

Steve Cobb, a married man

(herein referred to as grantors) do grant, bargain, sell and convey unto

Deborah J. Long and William Daniel Sockwell

(herein referred to as GRANTEES) as joint tenants with right of survivorship, the following described real property situated in

Shelby County, Alabama to-wit:

Lot 107, according to the Map and Survey of Greystone, 1st Sector, 1st Phase, as recorded in Map Book 14, Page 91, in the Probate Office of Shelby County, Alabama.

Together with the non-exclusive 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.

Subject to:

Ad valorem taxes for 1995 and subsequent years not yet due and payable until October 1, 1995.

Existing covenants and restrictions, easements, building lines and limitations of record.

\$350,000.00 of the purchase price recited above was paid from a mortgage loan closed simultaneously herewith.

The above described property does not constitute the homestead of the grantor nor his/her spouse.

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, I have hereunto set my hand(s) and seal(s), this 21st day of October, 1994.

WITNESS:

(Seal)
(Seal)
(Seal)

Steve Cobb (Seal)
(Seal)
(Seal)

STATE OF ALABAMA

Jefferson COUNTY

General Acknowledgment

I, Clayton T. Sweeney, a Notary Public in and for said County, in said State, hereby certify that Steve Cobb whose name 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 executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 21st day of October, A. D., 1994

My commission expires: 5/29/95

Notary Public.