

This instrument prepared by:
John N. Randolph, Attorney
Srote & Permutt P.C.
2222 Arlington Avenue
Birmingham, Alabama 35205

Send Tax Notice to:
Thomas E. Baker, Jr.
Marian V. Baker
840 Greystone Highlands Drive
Birmingham, AL 35242

Inst # 1995-14413

**STATUTORY CORPORATION FORM WARRANTY DEED
JOINT TENANTS WITH RIGHT OF SURVIVORSHIP**

State of Alabama

KNOW ALL MEN BY THESE PRESENTS,

Shelby County

That in consideration of **One Hundred Thirty-Six Thousand One Hundred Thirty and 00/100 (\$136130.00) Dollars** to the undersigned grantor, **Greystone Ridge, Inc.** a corporation, in hand paid by Thomas E. Baker, Jr. and Marian V. Baker, the receipt whereof is acknowledged, the said Greystone Ridge, Inc. does by these presents, grant, bargain, sell and convey unto **Thomas E. Baker, Jr. and Marian V. Baker**, as joint tenants, with right of survivorship, the following described real estate situated in Shelby County, Alabama, to-wit:

Lot 58, according to the Amended Map of Greystone Highlands, Phase 2, as recorded in Map Book 19, page 25, in the Probate Office of Shelby County, Alabama; being situated in Shelby County, Alabama.
Subject to:

1. Advalorem taxes for the current tax year which grantees herein assume and agree to pay.
2. Building set back line as set out in restrictive covenants recorded as Instrument #1994 -33988 in Probate Office.
3. Transmission Line Permit(s) to Alabama Power Company as shown by instrument(s) recorded in Deed 109, page 492; Deed 111, page 402; Deed 127, page 336; Deed 160 page 403; Deed 173, page 191, in the Probate Office.
4. Easement(s) to South Central Bell as shown by instrument recorded in Deed 324, page 837, in Probate Office.
5. Title to all minerals within and underlying the premises, together with all mining rights and other rights, privileges and immunities relating thereto, including rights set out in Deed 4, pages 486 and 488, in Probate Office.
6. Right(s) of Way(s) granted to New Four Lane Highway #280 by instrument(s) recorded in Lis Pendens 4, page 509, in Probate Office.
7. Covenants and agreement for water service as set out in Real 235, page 611, in Probate Office.
8. Utility easement for EBSCO Industries to Cahaba Water Renovation Systems as set out in Real 42, page 223, in Probate Office.
9. Restrictions, covenants, and conditions as set out in instrument(s) recorded as Instrument #1994 -33988, in Probate Office.
10. Release of damages as set out in Instrument recorded as Instrument #1994 -33988, in Probate Office.
11. Easements as shown per plat.

\$108,700.00 of the purchase price recited above was paid from the proceeds of a mortgage loan closed simultaneously herewith.

TO HAVE AND TO HOLD, To the said Thomas E. Baker, Jr. and Marian V. Baker, 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.

IN WITNESS WHEREOF, the said Greystone Ridge, Inc. by Gary R. Dent, President, who is authorized to execute this conveyance, has hereto set its signature and seal, this the 30th day of May, 1995.

Greystone Ridge, Inc.

by, Gary R. Dent, President

**STATE OF ALABAMA
JEFFERSON COUNTY**

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Gary R. Dent, President, of Greystone Ridge, Inc., a corporation, whose name as such officer 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 30th day of May, 1995.

06/02/1995-14413
01:52 PM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
36.00
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