

Garry B. Crowder
Jill E. Evans
5015 Castlerock Road
Hoover, AL 35094

This Instrument Prepared By:

Harold H. Goings
Spain & Gillon
2117 second Avenue North
Birmingham, Alabama 35203

Inst # 1995-14996

STATE OF ALABAMA

SHELBY COUNTY

06/08/1995-14996
11:52 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
002 MCD 136.00

KNOW ALL MEN BY THESE PRESENTS, That in consideration of the sum of ONE MILLION TWO HUNDRED FIFTY THOUSAND AND NO/100 Dollars (\$1,250,000.00) to the undersigned Grantor, in hand paid by the Grantees herein, the receipt whereof is acknowledged, the undersigned, **M. BYROM CORPORATION**, does grant, bargain, sell and convey unto **GARRY B. CROWDER AND JILL E. EVANS** (herein collectively referred to as Grantees), the following described real estate, situated in SHELBY County, Alabama, to-wit:

LOT 12A ACCORDING TO A RESURVEY OF LOTS 9, 10, 12 AND 13 OF GREYSTONE, FIRST SECTOR, PHASE VII, AS RECORDED IN MAP VOLUME 19, PAGE 31 IN THE OFFICE OF THE JUDGE OF PROBATE OF 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. 1995 ad valorem taxes.
2. Existing easements, restrictions, set back lines, limitations, if any, of record.

\$1,125,000.00 of the purchase price recited herein was paid from the proceeds of a mortgage loan closed simultaneously herewith. *

TO HAVE AND TO HOLD, to 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 the undersigned does for itself and for its successors, and assigns covenant with the said Grantees, their heirs and assigns, that it is lawfully seized in fee simple of said premises; that it is free from all encumbrances, unless otherwise noted above; that it has a good right to sell and convey the same as aforesaid; that it will and its successors and assigns 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, the undersigned has hereunto set its hands and seals this the 30th day of May, 1995.

M. BYROM CORPORATION

BY: Marty Byrom

IT'S Pus.

STATE OF ALABAMA

JEFFERSON COUNTY

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 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 and as the act of said corporation.

Given under my hand and official seal, this 30th day of May, 1995.

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