

This instrument was prepared by:  
Clayton T. Sweeney, Attorney  
2700 Hwy. 280E, Suite 290E  
Birmingham, AL 35223

SEND TAX NOTICE TO:  
WILLIAM H. GRUBE  
GLORIA M. GRUBE  
507 Castlebridge Lane  
Birmingham, AL 35242

STATE OF ALABAMA}  
COUNTY OF SHELBY)

Warranty Deed/ITWROS

KNOW ALL MEN BY THESE PRESENTS, That in consideration of **FOUR HUNDRED EIGHTY-FIVE THOUSAND DOLLARS AND no/100's (\$485,000.00)** to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt of whereof is acknowledged, we, **RALPH C. PARKER and wife, KRISTI PARKER**, (herein referred to as grantors) do grant, bargain, sell, and convey unto **WILLIAM H. GRUBE AND GLORIA M. GRUBE** (herein referred to as GRANTEES) as joint tenants, with right of survivorship, the following described real estate situated in Shelby County, Alabama:

Lot 2, according to the Survey of Greystone, 5th Sector, Phase II, as recorded in Map Book 17, Page 118, in the Probate Office of Shelby County, Alabama.

Together with the nonexclusive 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:

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.

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 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, and that I/we will and my/our heirs, executors, and administrators shall warrant and defend the same to the said GRANTEES, their heirs executors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, we have hereto set our hands and seals, this the 9th day of June, 1995.

  
RALPH C. PARKER  
  
KRISTI PARKER

STATE OF ALABAMA}  
JEFFERSON COUNTY)

06/23/1995-16491  
10:23 AM CERTIFIED  
SHELBY COUNTY JUDGE OF PROBATE

I, the undersigned authority, a Notary Public in and for said County in said State, hereby certify that RALPH C. PARKER and KRISTI PARKER, whose names 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 9th day of June, 1995.

My commission expires: 5/29/99

  
Notary Public