

SEND TAX NOTICE TO:

(Name) Steven K. Hanson

(Address) 236 Woodbridge Lane  
B'ham, Al 35242

This instrument was prepared by

(Name) E.C. Herrin

(Address) 1675 Montclair Rd, B'ham, Al 35210

Form 1-1-5 Rev 5/82

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP - LAWYERS TITLE INSURANCE CORPORATION, Birmingham, Alabama

STATE OF ALABAMA }  
SHELBY COUNTY }

KNOW ALL MEN BY THESE PRESENTS.

That in consideration of Two Hundred Fifty Thousand and no/100 DOLLARS

to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we,  
Sherman Victor Camp and wife Valerie S. Camp

(herein referred to as grantors) do grant, bargain, sell and convey unto  
Steven K. Hanson and wife Rebecca A. Hanson

(herein referred to as GRANTEES) as joint tenants, with right of survivorship, the following described real estate situated in  
Shelby County, Alabama to-wit:

Lot 17 according to the survey of The Glen at Greystone, Sector Three, as recorded in Map Book 16 Page 79 in the Probate Office of Shelby County, Alabama, being situated in Shelby County, Alabama.

Taxes due and payable October 1, 1996

\$195,000.00 of the purchase price recited above was paid from a mortgage loan closed simultaneously herewith.

SEE ATTACHED

Inst # 1996-01380

01/16/1996-01380  
11:24 AM CERTIFIED  
SHELBY COUNTY JUDGE OF PROBATE  
002 MCD 66.00

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, we have hereunto set OUR hand(s) and seal(s), this 9th day of January, 1996

WITNESS:

(Seal) Sherman Victor Camp (Seal)  
(Seal) Valerie S. Camp (Seal)

STATE OF ALABAMA }  
Jefferson COUNTY }

I, Mary D. Herrin a Notary Public in and for said County, in said State, hereby certify that Sherman Victor Camp and wife Valerie S. Camp whose name s 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 January, A. D., 1996

Mary D. Herrin  
Notary Public

Inst # 1996-01380

LOAN NUMBR: 230184

Sherman Victor Camp and wife Valerie S. Camp  
to Steven K. Hanson and wife Rebecca A. Hanson

20-foot building set back line from Woodbridge Lane as shown on recorded map of said subdivision.

Utility easements as shown on recorded map of said subdivision.

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 Book 121, page 294 and Deed Book 60 Page 260 in the Probate Office of Shelby County, Alabama.

Rights of others to use Hugh Daniel as described in Deed Book 301, page 799 in Probate Office.

Covenant and Agreement for Water Services, as set out in agreement recorded in Real Book 235, Page 574 and as amended by agreement as set out in Instrument No. 1993-20480 in Probate Office.

Amended and restated restrictive covenants as set out in Real Book 265, Page 96 in Probate Office.

Greystone Close Development Declaration of Covenants, conditions and restrictions as recorded in Real Book 346, Page 873 and First Amendment as recorded in Real Book 380, Page 635 in Probate Office.

Greystone Close Development Reciprocal Easement Agreement which gives access to certain cross-easements and Hugh Daniel Drive and provides certain assessments for maintenance of the same as recorded in Real Book 346, Page 848 and First Amendment as recorded in Real Book 380, Page 639.

Agreement between Daniel Oak Mountain Limited Partnership and Shelby Cable, Inc. recorded in Real Book 350, Page 545 in Probate Office.

*Valerie S. Camp*  
*Sherman Victor Camp*

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