

This instrument was prepared by

(Name) James R. Moncus, Jr.
1318 Alford Ave.
(Address) Birmingham, Al. 35226

Send tax notice: David W. Brasfield
554 Castlebridge Lane
Birmingham, Al. 35242

Form 1-1-1 Rev. 8-70

CORPORATION FORM WARRANTY DEED, JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR

LAWYERS TITLE INSURANCE CORPORATION, Birmingham, Alabama

STATE OF ALABAMA
COUNTY OF Shelby

KNOW ALL MEN BY THESE PRESENTS.

That in consideration of Six hundred fifty-five thousand and no/100 (\$655,000.00) Dollars

to the undersigned grantor, M. Byrom Corporation a corporation,
(herein referred to as GRANTOR), in hand paid by the GRANTEES herein, the receipt of which is hereby acknowledged, the
said GRANTOR does by these presents, grant, bargain, sell and convey unto

David W. Brasfield and Phyllis M. Brasfield

(herein referred to as GRANTEES) for and during their joint lives and upon the death of either of them, then to the survivor
of them in fee simple, together with every contingent remainder and right of reversion, the following described real estate,
situated in Shelby County, Alabama, to-wit:

Lot 15, 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; being
situated in 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 Resi-
dential 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.

Mineral and mining rights excepted.

Subject to: All easements, restrictions and rights of way of record.

\$491,250.00 of the above mentioned purchase price was paid for from a
mortgage loan which was closed simultaneously herewith.

Inst # 1996-04940

02/15/1996-04940
02:59 PM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
001 MCD 172.50

TO HAVE AND TO HOLD, To the said GRANTEES for and during their joint lives and upon the death of either of
them, then to the survivor of them in fee simple, and to the heirs and assigns of such survivor forever, together with every con-
tingent remainder and right of reversion. And said GRANTOR does for itself, its successors and assigns, covenant with said
GRANTEES, their heirs and assigns, that is lawfully seized in fee simple of said premises, that they are free from all encum-
brances, unless otherwise noted above, that it has a good right to sell and convey the same as aforesaid, and that it will and
its successors and assigns 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, the said GRANTOR, by its President, Marty Byrom
who is authorized to execute this conveyance, has hereto set its signature and seal, this the 2 day of February 19 96

ATTEST:

M. BYROM CORPORATION

By Marty Byrom President
Marty Byrom

STATE OF Alabama
COUNTY OF Jefferson

I, the undersigned
State, hereby certify that Marty Byrom
whose name as President of M. Byrom Corporation
a 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 for and as
the act of said corporation,

a Notary Public in and for said County in said

Given under my hand and official seal, this the 2 day of February 19 96

Notary Public

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