

(RECORDING INFORMATION ONLY ABOVE THIS LINE)

This Instrument was  
prepared by:

SEND TAX NOTICE TO:

R. Shan Paden  
PADEN & PADEN  
Attorneys at Law  
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Birmingham, Alabama 35244

STEPHEN C. HESS  
3564 SHANDWICK PLACE  
HOOVER, AL 35242

STATE OF ALABAMA)

COUNTY OF SHELBY)

JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

WARRANTY DEED

Know All Men by These Presents: That in consideration of FOUR HUNDRED THIRTY THOUSAND and 00/100 (\$430,000.00) DOLLARS to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt of which is acknowledged, we, MIKE A. PRIESTLY, A SINGLE MAN (herein referred to as GRANTORS) do grant, bargain, sell and convey unto STEPHEN C. HESS AND LINDA E. HESS, HUSBAND AND WIFE, (herein referred to as GRANTEES, as joint tenants, with right of survivorship, whether one or more) the following described real estate, situated in SHELBY County, Alabama, to-wit:

LOT 110, ACCORDING TO THE SURVEY OF GREYSTONE - 1ST SECTOR, 1ST PHASE, AS RECORDED IN MAP BOOK 14, PAGE 91 A & B, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.

TOGETHER WITH THE NON-EXCLUSIVE EASEMENTS 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 VOLUME 317, PAGE 260, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA, AND ALL AMENDMENTS THERETO.

MINERALS AND MINING RIGHTS EXCEPTED.

SUBJECT TO:

1. Subject to the taxes for the year beginning October 1, 1995 which constitutes a lien but are not due and payable until October 1, 1996.
2. 10 foot easement on north and west side of lot lines as shown on recorded map.
3. Restrictions appearing of record.
4. Notice is hereby given that the recorded Subdivision Map, as recorded in Map Book 14, Page 91 A & B, contains on the face of same a statement pertaining to natural lime sinks.
5. Restrictions appearing of record in Real Volume 316, Page 239; Real Volume 364, Page 396; Inst. #1994-32383; Real Volume 390, Page 285, and Real Volume 323, Page 880.
6. Right-of-way granted to Alabama Power Company recorded in Real Volume 333, Page 138.
7. Right-of-way as shown by instruments recorded in Real Volume 317, Page 253 and Real Volume 317, Page 260.

03/01/1996-06633  
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\$344,000.00 of the consideration herein was derived from a mortgage closed simultaneously herewith.

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, his, her, or 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, his, her, or their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the said GRANTORS, MIKE A. PRIESTLY, A SINGLE MAN, have hereunto set his, her or their signature(s) and seal(s), this the 27th day of February, 1996.

  
MIKE A. PRIESTLY

STATE OF ALABAMA)  
COUNTY OF SHELBY)

#### ACKNOWLEDGEMENT

I, the undersigned, a Notary Public, in and for said County, in said State, hereby certify that MIKE A. PRIESTLY, A SINGLE MAN, whose name(s) is (are) signed to the foregoing conveyance, and who is (are) known to me, acknowledged before me on this day that, being informed of the contents of the conveyance he, she, or they executed the same voluntarily on the day the same bears date.

Given under my hand this the 27th day of February, 1996.

  
Notary Public

My commission expires: 7/16/98

Inst # 1996-06633

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