This instrument was prepared by: Anthony D. Snable, Attorney 2700 Highway 280 South Suite 101 Birmingham, Alabama 35223 Send Tax Notices to:

Robert White Forbes Vanessa A. Forbes 5355 Greystone Way Birmingham, AL 35242

WARRANTY DEED JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

STATE OF ALABAMA)

NOW ALL MEN BY THESE PRESENTS

JEFFERSON COUNTY)

That in consideration of THREE HUNDRED FIFTY FOUR THOUSAND THREE HUNDRED TWO DOLLARS and 98/100-----(\$354,302.98) to the undersigned Grantor(s), Charlie F. Chancellor, a married man (herein referred to as Grantor(s) in hand paid by the Grantee(s) herein, the receipt of which is hereby acknowledged, the said Grantor(s) do by these presents, grant, bargain, sell and convey unto the said Robert White Forbes and Vanessa A. Forbes (herein referred to as Grantee(s), as joint tenants with right of survivorship the following described real estate, situated in Shelby County, Alabama, to-wit:

SEE ATTACHED EXHIBIT "A" FOR LEGAL DESCRIPTION

Subject to:

- 1. Advalorem taxes for the current tax year 1996.
- 2. Easements, restrictions and reservations of record.

\$318,850.00 of the purchase price recited above was paid from the proceeds of a mortgage loan closed simultaneously herewith.

The above described property does not constitute the homestead of the grantor or of said grantors spouse as defined by Code Section 6-10-2.

TO HAVE AND TO HOLD, unto the said Grantee(s) 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.

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SHELBY COUNTY JUDGE OF PROBATE
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And I (we) do for myself (ourselves) and for my (our) heirs, executors and administrators covenant with the said Grantee(s), 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 Grantee(s), their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, we have hereunto set our hands and seals, this 17th day of June, 1996.

Charlie F. Chancellor

STATE OF ALABAMA

JEFFERSON COUNTY)

I, the undersigned, a Notary Public in and for said State and in said County, hereby certify that Charlie F. Chancellor, a married 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/they executed the same voluntarily on the day the same bears date.

GIVEN under my hand and official seal on this the 17th day of June, 1996.

NOTARY PUBLIC

(NOTARIAL SEAL)

EXHIBIT "A"

DESCRIPTION OF PROPERTY

Lot 5, according to the Map of Greystone, 6th Sector, as recorded in Map Book 17, Page 54 A, B & C, in the Probate Office of Shelby County, Alabama. Mineral and mining rights excepted.

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 317, Page 260, in the Probate Office of Shelby County, Alabama, and all amendments thereto.

Muli Hhondhu.

Inst # 1996-19763

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SHELBY COUNTY JUDGE OF PROBATE
19.00
1003 HCD
19.00