Form furnished by **LAND TITLE COMPANY**

This instrument was prepared by

William H. Halbrooks
(Name)
704 Independence Plaza
Birmingham, Alabama 35209
(Address)

Send Tax Notice To:

William C. Morris
(Name)
542 Castlebridge Lane
Birmingham, Alabama 35242
(Address)

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

STATE OF ALABAMA
COUNTY OF Jefferson

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of Eight Hundred Seventy-Three Thousand, Six Hundred Seventeen & no/100- Dollars ($873,617.00)

to the undersigned grantor, or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we,

Ralph C. Parker, a married man

(herein referred to as grantors) do, grant, bargain, sell and convey unto

William C. Morris and Lynda P. Morris

(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 Greystone, 5th Sector, Phase II, as recorded in Map Book 17, Page 118, in the Probate Office of Shelby County, Alabama. Mineral and mining rights excepted.

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 11-6-90, and recorded in Real 317, Page 260, in the Probate Office of Shelby County, Alabama, (which, together with all amendments thereto, is hereinafter collectively referred to as the "Declaration").

Subject to current taxes, easements and restrictions of record.

$ 650,000.00 of the purchase price recited above was paid from a mortgage loan closed simultaneously herewith.

$ 136.255.00 of the purchase price recited above was paid from a mortgage loan closed simultaneously herewith.

The property conveyed herein is not the homestead of the grantor nor his spouse.

TO HAVE AND TO HOLD, to 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, I have hereunto set my hand(s) and seal(s), this 20th day of September, 19 96.

(Seal)

Ralph C. Parker (Seal)

Inst # 1996-31960

(Seal)

09/27/1996-31960
11:13 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
001 MCD 232.50

Inst # 1996-31960

STATE OF ALABAMA
COUNTY OF Jefferson

General Acknowledgment

I, the undersigned, a Notary Public in and for said County in said State, hereby certify that Ralph C. Parker, whose name(s) 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, executed the same voluntarily on the day the same bears date.

Given under my hand and official seal, this the 20th day of September 1996.

Notary Public William H. Halbrooks