

This instrument was prepared by

Courtney Mason & Associates PC  
1904 Indian Lake Drive, Ste 100  
Birmingham, Alabama 35244

WARRANTY DEED, JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR

STATE OF ALABAMA

SHELBY COUNTY

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of FOUR HUNDRED SIXTY ONE THOUSAND FIVE HUNDRED & NO/100... (\$461,500.00) DOLLARS to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we, Willis Lee Spann, Jr. and wife, Carolyn Anne Spann (herein referred to as grantors), do grant, bargain, sell and convey unto Eric S. Land and wife, Cynthia B. Land (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 8, according to the survey of Greystone, 7th Sector, Phase I, as recorded in Map Book 18 page 120 A, B & C, 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 Residential Declaration of Covenants, Conditions and Restrictions dated 11-06-90, and recorded in Real 317 page 260, in the Probate Office of Shelby County, Alabama, and all Amendments thereto.

All being situated in Shelby County, Alabama.

Mineral and mining rights excepted.

Subject to existing easements, current taxes, restrictions, set-back lines and rights of way, if any, of record.

\$369,200.00 of the above-recited purchase price was paid from a mortgage loan closed simultaneously herewith.

GRANTEES' ADDRESS: 5025 Aberdeen Way, Birmingham, Alabama 35242.

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 contingent remainder and right of reversion.

And I (we) do, for myself (ourselves) and for my (our) heirs, executors and administrators, covenant with 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 stated 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 hands and seals, this 29th day of May, 1997.

*Willis Lee Spann Jr.*  
*Carolyn Anne Spann*  
Willis Lee Spann, Jr. by and through his  
Attorney in Fact Carolyn Anne Spann  
*Carolyn Anne Spann* (SEAL)  
Carolyn Anne Spann

06/02/1997-16925  
09:56 AM CERTIFIED  
SHELBY COUNTY JUDGE OF PROBATE  
002 SNA 103.50

Inst # 1997-16925

State of Alabama)  
County of Shelby)

I, the undersigned, a Notary Public, in and for said County in said State, hereby certify that Carolyn Anne Spann, whose name as Attorney In Fact for Willis Lee Spann, Jr., 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, she, in her capacity as such Attorney in Fact, executed the same voluntarily on the day the same bears date.

GIVEN UNDER MY HAND THIS THE 29TH DAY OF MAY, 1997.

My Commission Expires: 3/17/99

  
Notary Public

COURTNEY H. HARRIS  
MY COMMISSION EXPIRES  
3/17/99

State of Alabama)  
County of Shelby)

I, the undersigned, hereby certify that Carolyn Anne Spann, whose name 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, she executed the same voluntarily on the day of same bears date.

GIVEN UNDER MY HAND THIS 29TH DAY OF MAY, 1997.

My Commission Expires: 3/17/99

  
Notary Public

COURTNEY H. HARRIS  
MY COMMISSION EXPIRES  
3/17/99

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