

This instrument was prepared by

Send Tax Notice To: J. Steven Layton

(Name) Corley, Moncus & Ward, P.C.

name

2020 Shandwick Terrace

address

(Address) 400 Shades Creek Pkwy., Ste 100
Birmingham, Alabama 35209

Birmingham, Alabama 35242

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

STATE OF ALABAMA

Jefferson COUNTY

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of FOUR HUNDRED THOUSAND AND NO/100-----
----- DOLLARS (\$400,000.00)
to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we,
Terry B. List and Martha J. List, husband and wife

(herein referred to as grantors) do grant, bargain, sell and convey unto J. Steven Layton and Melinda T. Davis
both unmarried persons

(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 16, according to the Survey of Greystone, 1st Sector, Phase V, as recorded
in Map Book 16, Page 62, in the Office of the Judge of Probate of Shelby
County, Alabama.

Subject to existing easements, restrictions, set back lines, right of ways,
limitations, if any, of record and Ad Valorem taxes for the year 1998, which
said taxes are not due and payable until October 1st, 1998.

Inst # 1998-03402

02/02/1998-03402
03:50 PM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
DOT HCB 209.50

\$200,000.00 of the Purchase Price was paid from the proceeds of a mortgage recorded 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, 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, we have herunto set our hand(s) and seal(s), this 26th
day of January, 19 98.

(Seal)

Terry B. List
Terry B. List

(Seal)

(Seal)

Martha J. List
Martha J. List

(Seal)

(Seal)

(Seal)

STATE OF ALABAMA

Jefferson COUNTY

General Acknowledgment

I, Claude M. Moncus, a Notary Public in and for said County, in said State, hereby certify that
Terry B. List and Martha J. List
whose name(s) are signed to the foregoing conveyance, and who are known to me, acknowledged before me
on this day, that, being informed of the contents of the conveyance they executed the same voluntarily
on the day the same bears date.

Given under my hand and official seal this 26th day of January, A.D. 1998

Claude M. Moncus

Notary Public