

SEND TAX NOTICE TO:

(Name) Brian B. O'Brien
 124 Greystone Glen Drive
 (Address) Hoover, Alabama 35242

This instrument was prepared by

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

CORPORATION FORM WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP - ALABAMA TITLE CO., INC., Birmingham, AL.

STATE OF ALABAMA }
 COUNTY OF Jefferson } KNOW ALL MEN BY THESE PRESENTS.

That in consideration of Two Hundred Sixty-Two Thousand, Two Hundred Twenty-Nine and no/100-----
 (\$262,229.00) Dollars

to the undersigned grantor. The Sterling Companies, L.L.C., a limited liability company ~~XXXXXXXXXX~~
 (herein referred to as GRANTOR), in hand paid by the GRANTEES herein, the receipt of which is hereby acknowledged, the said GRANTOR
 does by these presents, grant, bargain, sell and convey unto

Brian B. O'Brien and Sandra G. O'Brien

(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 7-B, according to the Survey of Lots 6, 7 and 7-A, of The Glen at Greystone, Sector One, as recorded in Map Book 18, Page 131, in the Probate Office of Shelby County, Alabama. Mineral and mining rights excepted.

Subject to current taxes, easements and restrictions of record.

\$196,670.00 of the purchase price recited above was
 paid from a mortgage loan closed simultaneously herewith.

\$ 39,330.00 of the purchase price recited above was
 paid from a mortgage loan closed simultaneously herewith.

Inst # 1998-09797

03/20/1998-09797
 10:27 AM CERTIFIED
 SHELBY COUNTY JUDGE OF PROBATE
 001 MCD 35.00

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 said GRANTOR does for itself, its successors and assigns, covenant with said GRANTEES, their heirs and assigns, that is lawfully seized in fee simple of said premises, that they are free from all encumbrances, unless otherwise noted above, that it has a good right to sell and convey the same as aforesaid, and that it will and its successors and assigns shall, warrant and defend the same to the said GRANTEES, their heirs, executors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the said GRANTOR, by its member ~~XXXXXXXXXX~~ Ingram D. Tynes, 17th day of March 19 98.
 who is authorized to execute this conveyance, has hereto set its signature and seal, this the ~~XXXXXXXXXX~~

ATTEST:

Secretary

By

Ingram D. Tynes, ~~XXXXXXXXXX~~
 its member

STATE OF Alabama }
 COUNTY OF Jefferson }

I, the undersigned a Notary Public in and for said County in said State, hereby certify that Ingram D. Tynes whose name as member ~~XXXXXXXXXX~~ of The Sterling Companies, L.L.C., a limited liability co. a corporation, 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, as such officer and with full authority, executed the same voluntarily for and as the act of said ~~XXXXXXXXXX~~ limited liability company.

Given under my hand and official seal, this the 17th day of March 19 98.