

This instrument was prepared by

Send Tax Notice To: JOHN W. LAWSON

(Name) GENE W. GRAY, JR.

name

8042 CASTLEHILL ROAD

address

(Address) 2100 SOUTHBIDGE PARKWAY, #638
BIRMINGHAM, ALABAMA 35209

HOOVER, 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 SIX HUNDRED THIRTY THOUSAND AND NO/100----- DOLLARS (\$630,000.00)
to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we,
VERNON KEITH RHYNES AND WIFE, SUSAN F. RHYNES

(herein referred to as grantors) do grant, bargain, sell and convey unto JOHN W. LAWSON AND WIFE, JEANNE W. LAWSON

(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, ACCORDING TO THE SURVEY OF GREYSTONE, 7TH SECTOR, AS RECORDED IN MAP
BOOK 18 PAGE 119 IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.

THE PROPERTY CONVEYED HEREIN IS SUBJECT TO THE EXCEPTIONS AS DESCRIBED ON
EXHIBIT "A", ATTACHED HERETO AND MADE A PART HEREOF FOR ALL PURPOSES.

\$300,000.00 OF THE CONSIDERATION WAS PAID FROM THE PROCEEDS OF A MORTGAGE
LOAN.

Inst # 1998-12828

04/10/1998-12828
09:06 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
002 MCD 341.00

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 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 hereunto set our hand(s) and seal(s), this 6th
day of April, 19 98.

(Seal)

(Seal)

(Seal)

Vernon Keith Rhynes
VERNON KEITH RHYNES (Seal)

Susan F. Rhynes
SUSAN F. RHYNES (Seal)

(Seal)

STATE OF ALABAMA

Jefferson COUNTY

General Acknowledgment

I, GENE W. GRAY, JR., a Notary Public in and for said County, in said State, hereby certify that
VERNON KEITH RHYNES AND WIFE, SUSAN F. RHYNES
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 that executed the same voluntarily
on the day the same bears date.

Given under my hand and official seal this 6th day of April, A.D. 19 98

GENE W. GRAY, JR.

Notary Public

EXHIBIT "A"

General and special taxes or assessments for 1998 and subsequent years not yet due and payable.

Building setback line(s) as shown by Map Book 18 page 119, and pursuant to the terms of the Declarations recorded in Real 317 page 260 and as amended from time to time, in Probate Office.

Easements as shown by recorded plat, including 10 feet along the Southerly, Westerly and Southeasterly sides of lot.

Title to all minerals within and underlying the premises, together with all mining rights and other rights, privileges and immunities relating thereto, including rights set out in Deed Book 60 page 260; Deed Book 51 page 544 in Probate Office. We do further insure against loss or damage by the enforcement or attempted enforcement or right to use the surface of the land in order to remove minerals, without consent of the surface owner.

Restrictions, covenants and conditions and building setback lines as set out in Amended and Restated Restrictive Covenants recorded in Real 265 page 96 in Probate Office.

Covenant and Agreement for Water Service as set out in instrument between Dantract and Shelby County, as set out in Real 235 page 574 and amended by agreement as set out as Inst. #1993-20840 and Inst. #1992-20786 in Probate Office.

Greystone Residential Declaration of Covenants, Conditions and Restrictions, as set out in instrument recorded in Real 317 page 260, amended by Affidavit recorded in Real 319 page 235, and further amended by 1st Amendment to Greystone Residential Declaration of Covenants, Conditions and Restrictions recorded in Real 346 page 942, 2nd Amendment as recorded in Real 378 page 904, 3rd Amendment as recorded in Real 397 page 958, 4th Amendment as recorded as Inst. #1992-17890, 5th Amendment as recorded as Inst. #1993-3123 and further amended by 6th Amendment recorded as Inst. #1993-10163, 7th Amendment as recorded as Inst. #1993-16982, 8th Amendment as recorded as Inst. #1993-20968, 9th Amendment recorded as Inst. #1993-32840, 10th Amendment recorded as Inst. #1994-23329, 11th Amendment recorded as Inst. #1995-8111, 12th Amendment recorded as Inst. #1995-24267, 13th Amendment recorded as Inst. #1995-34231, 14th Amendment recorded as Inst. #1996-19860, 15th Amendment recorded as Inst. #1996-37514, 16th Amendment recorded as Inst. #1996-39737 and by 17th Amendment recorded as Inst. #1997-2534, 18th Amendment recorded as Inst. #1997-17533, 19th Amendment recorded as Inst. #1997-30081 and 20th Amendment recorded as Inst. #1997-38614, as amended by deed recorded in Inst. #1995-32611, and as shown by Map Book Map Book 18 page 119 in the Probate Office.

Agreement between Daniel Oak Mountain Limited Partnership and Shelby Cable, Inc. recorded in Real 350 page 545 in Probate Office.

Covenant releasing predecessor in title from any liability arising from sinkholes, limestone formations, soil conditions or any other known or unknown surface or subsurface conditions that may now or hereafter exist or occur or cause damage to subject property, as shown by instrument recorded in Map Book Map Book 18 page 119 in the Probate Office. The policy will insure that any violation of this covenant will not result in a forfeiture or reversion of title.

Reciprocal Easement Agreement pertaining to access and roadway easements as set out in Real 312 page 274 and 1st amended by Real 317 page 253 and 2nd amended as Inst. #1993-3124 in Probate Office.

Release of damages, restrictions, modifications, covenants, conditions, rights, privileges, immunities, and limitations, as applicable, as set out in, and as referenced in deed(s) recorded in Inst. #1995-32611 in the Probate Office.

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