

R9806-2394

(RECORDING INFORMATION ONLY ABOVE THIS LINE)

This Instrument was
prepared by:

TURNER, NORTON & JERNIGAN, L.L.C.
Attorneys at Law
2340 Woodcrest Place
Suite 150
Birmingham, Alabama 35209

SEND TAX NOTICE TO:

MARC WILSON
LOT 18A GREYSTONE GLEN CR
BIRMINGHAM, AL 35242

Inst # 1998-23592

06/25/1998-23592
09:59 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
\$3.00
002 HEL

STATE OF ALABAMA)

COUNTY OF SHELBY)

JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

WARRANTY DEED

Know All Men by These Presents: That in consideration of **SEVENTY TWO THOUSAND and 00/100 (\$72,000.00) DOLLARS** to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt of which is acknowledged, we, **TAB BISIGNANI and RUTH GREER WRIGHT BISIGNANI, HUSBAND AND WIFE** (herein referred to as GRANTORS) do grant, bargain, sell and convey unto **MARC WILSON and NORINE B. WILSON, HUSBAND AND WIFE**, (herein referred to as GRANTEES, as joint tenants, with right of survivorship, whether one or more) the following described real estate, situated in **SHELBY County, Alabama**, to-wit:

LOT 18-A, ACCORDING TO A RESURVEY OF LOTS 18 THROUGH 21 & 22 THROUGH 35, OF THE GLEN ESTATES, AS RECORDED IN MAP BOOK 19, PAGE 57, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA; BEING SITUATED IN SHELBY COUNTY, ALABAMA.

SUBJECT TO:

1. Subject to the taxes for the year beginning October 1, 1997, which constitutes a lien, but are not yet due and payable until October 1, 1998.
2. Title to all oil, gas and minerals within and underlying the premises, together with all oil and mining rights and other rights, privileges and immunities relating thereto, together with any release of liability for injury or damage to persons or property as a result of the exercise of such rights.
3. Easement agreement between Daniel Oak Mountain Limited and School House Properties as recorded in Instrument No. 1993-22440.
4. Easement agreement for access through The Glenn as recorded in Real 346, Page 848 and in First Amendment in Real 380, Page 639 and Second Amendment as Instrument No. 1993-29620 and Third Amendment as Instrument No. 1995-16399.
5. Power Line Permit granted to Alabama Power Company as recorded in Deed Book 111, Page 408.
6. Covenant and agreement for Water Service as recorded in Real 235, Page 574; Instrument #193-20840; and Instrument No. 1992-20786.
7. Greystone Close Development Declaration of Covenants, Conditions and Restrictions as recorded in Real 346, Page 873; and First Amendment as recorded in Real 380, Page 635 and Second Amendment as Instrument No. 1995-16398 in Probate Office.
8. Agreement in regard to sanitary sewer system as recorded in Map Book 19, page 96, in Probate Office.
9. Amendment to the Planned Unit of Development of Greystone as recorded in Instrument No. 1996-31891.
10. Easement deed to Shelby County dated December 8, 1994 and recorded in Instrument No. 1995-4393.

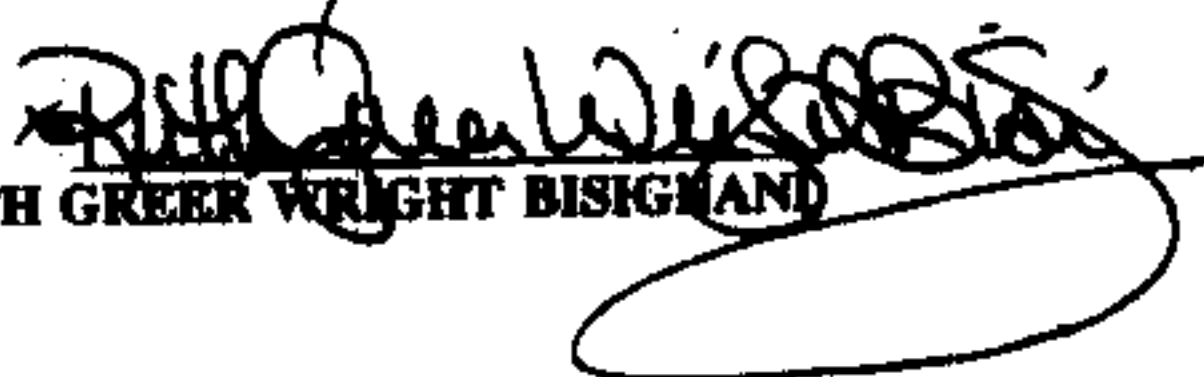
\$0.00 of the consideration herein was derived from a mortgage closed simultaneously herewith.

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, his, her, or 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, his, her, or their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the said GRANTORS, **TAB BISIGNANI and RUTH GREER WRIGHT BISIGNANI, HUSBAND AND WIFE**, have hereunto set his, her or their signature(s) and seal(s), this the 17th day of **June, 1998**.


TAB BISIGNANI

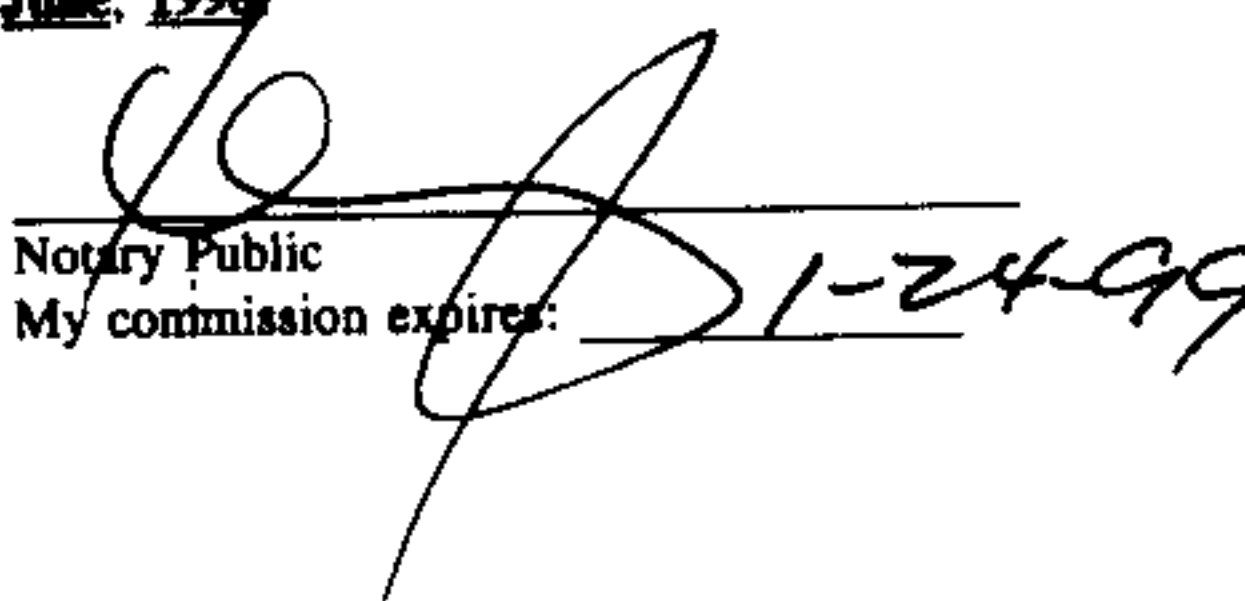

RUTH GREER WRIGHT BISIGNANI

STATE OF ALABAMA)
COUNTY OF JEFFERSON)

ACKNOWLEDGEMENT

I, the undersigned, a Notary Public, in and for said County, in said State, hereby certify that **TAB BISIGNANI and RUTH GREER WRIGHT BISIGNANI, HUSBAND AND WIFE**, whose name(s) is (are) signed to the foregoing conveyance, and who is (are) known to me, acknowledged before me on this day that, being informed of the contents of the conveyance he, she, or they executed the same voluntarily on the day the same bears date.

Given under my hand this the 17th day of June, 1998.


Notary Public
My commission expires: 1-24-99

Inst # 1998-23592

06/25/1998-23592
09:59 AM CERTIFIED
JELLY COUNTY JUDGE OF PROBATE
002 KEL 02.00