

This instrument was prepared by:
Clayton T. Sweeney, Attorney
2700 Hwy. 280E, Suite 290E
Birmingham, AL 35223

SEND TAX NOTICE TO:
KRISTI A. LAMBERT
GARY L. LAMBERT

Birmingham, AL 35242

STATE OF ALABAMA}
COUNTY OF SHELBY}

Warranty Deed

KNOW ALL MEN BY THESE PRESENTS, That in consideration of **SIXTY-FIVE THOUSAND DOLLARS AND NO/100's (\$65,000.00)** to the undersigned grantor, **TOUCHSTONE HOMES, LLC**, an Alabama limited liability company, (herein referred to as **GRANTOR**), in hand paid by the **GRANTEE** herein, the receipt of which is hereby acknowledged, the said **GRANTOR** does by these presents, grant, bargain, sell, and convey unto **KRISTI A. LAMBERT and GARY L. LAMBERT** (herein referred to as **GRANTEE**, whether one or more), as joint tenants with rights of survivorship the following described real estate, situated in **SHELBY County, Alabama**:

Lot 50-A, according to a Resurvey of Lot 50, Greystone, 7th Sector, Phase I, as recorded in Map Book 19, Page 162, 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 November 6, 1990 and recorded in Real 317 Page 260 in the Probate Office of Shelby County, Alabama and all amendments thereto.

Subject to:

Ad valorem taxes for 1998 and subsequent years not yet due and payable until October 1, 1998. Existing covenants and restrictions, easements, building lines, and limitations of record.

\$58,000.00 was paid from the proceeds of a mortgage loan closed simultaneously herewith.

THIS INSTRUMENT IS EXECUTED AS REQUIRED BY THE ARTICLES OF ORGANIZATION AND OPERATIONAL AGREEMENT OF TOUCHSTONE HOMES, LLC AND SAME HAVE NOT BEEN MODIFIED OR AMENDED.

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 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, and that I/we will and my/our heirs, executors, and administrators shall warrant and defend the same to the said **GRANTEES**, their heirs executors and assigns forever, against the lawful claims of all persons.

07/01/1998-24533
09:01 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
002 SNA 18.00

CLAYTON T. SWEENEY, ATTORNEY AT LAW

Inst # 1998-24533

IN WITNESS WHEREOF, the said GRANTOR, by its Partners, Richard N. Cowden and Samuel S. Maniscalco, who are authorized to execute this conveyance, has hereto set their signatures and seals, this the 26th day of June, 1998.

TOUCHSTONE HOMES, LLC

By:

Richard N. Cowden, Partner

By:

Samuel S. Maniscalco, Partner

STATE OF ALABAMA}
JEFFERSON COUNTY}

I, the undersigned authority, a Notary Public in and for said County in said State, hereby certify that Richard N. Cowden and Samuel S. Maniscalco, whose names as Partners of TOUCHSTONE HOMES, LLC, an Alabama limited liability company, 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, he, in capacity as such Partners, and with full authority executed the same voluntarily for and as the act of said limited liability company.

Given under my hand and official seal, this the 26th day of June, 1998.

Notary Public

My Commission Expires: 5/29/99

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