

THIS INSTRUMENT WAS PREPARED BY:
Richard W. Theibert, Attorney
NAJJAR DENABURG, P.C.
2125 Morris Avenue
Birmingham, Alabama 35203

SEND TAX NOTICE TO:
M. Patrick Greene
Carrie G. Greene
1100 Country Club Circle
Hoover, AL 35244

Inst # 1998-24918

WARRANTY DEED
JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

THE STATE OF ALABAMA)
COUNTY OF SHELBY) : KNOW ALL MEN BY THESE PRESENTS:

That in consideration of Three Hundred Thirty-Nine Thousand and No/100, (\$339,000.00), DOLLARS, in hand paid to the undersigned, William E. Baldwin, Jr., and spouse, Susan C. Baldwin, (hereinafter referred to as "GRANTORS"), by M. Patrick Greene and spouse, Carrie G. Greene, (hereinafter referred to as "GRANTEES"), the receipt of which is hereby acknowledged, the said GRANTORS do by these presents, grant, bargain, sell and convey unto GRANTEEES the following described real estate, located and situated in Shelby County, Alabama, to wit:

Lot 3405, according to the Survey of Riverchase Country Club, 34th Addition as recorded in Map Book 15, Page 32 A, B & C, in the Probate Office of Shelby County, Alabama.

SUBJECT TO:

1. Ad valorem taxes for the year, 1998.
2. Easements, or claims of easements, not shown by the public records.
3. Easement over the northeast and southeast 7.5 feet of said parcel for public utilities, sanitary sewers, storm sewers, storm ditches as shown on recorded map.
4. 50 foot building restriction line from Country Club Circle and from Country Club Court as shown on recorded map.
5. Notes and restrictions as set out on recorded map.
6. Covenants, conditions, restrictions, limitations, easements and liens for assessments set forth in instrument recorded in Misc. Book 14, Page 536 as amended in Misc. Book 17, Page 550.
7. Restrictions appearing of record under Instrument Number 1996-07768.
8. Release of damages recorded under Instrument Number 1996-07768.
9. Notice is hereby given that the recorded Subdivision Map, as recorded in Map Book 15, Page 32, contains on the face of same a statement pertaining to natural lime sinks.
10. Right-of-way granted Alabama Power Company recorded under Instrument Number 1992-08438.
11. Title to all minerals within and underlying the premises, together with all mining rights and other rights, privileges and immunities relating thereto, including release of damages, as recorded in Deed Book 127, Page 140.


\$272,000.00 of the purchase price recited above was paid from the proceeds of a purchase money mortgage executed simultaneously with delivery of this deed.

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.

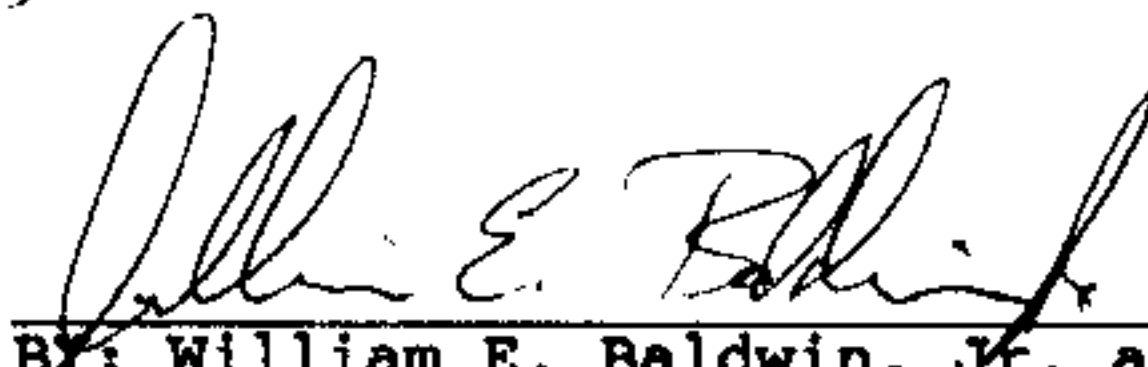
And we do for ourselves and for our heirs, executors, and administrators covenant with the said GRANTEES, their heirs and assigns, that we are lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that we have a good right to sell and convey the same as aforesaid; that we will and 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.

GRANTEES understand that acceptance of this deed constitutes acceptance of all of the terms, conditions and obligations of all protective covenants and restrictions as set out hereinabove.

IN WITNESS WHEREOF, we have hereunto set our hands and seals, this 30th day of June, 1998.

 (SEAL)
William E. Baldwin, Jr.
GRANTOR

 (SEAL)
Susan C. Baldwin

 (SEAL)
By: William E. Baldwin, Jr. as
Attorney in Fact for
Susan C. Baldwin
GRANTOR

 (SEAL)
M. Patrick Greene
GRANTEE

 (SEAL)
Carrie G. Greene
GRANTEE

THE STATE OF ALABAMA)
:
COUNTY OF JEFFERSON)

I, the undersigned authority, a Notary Public in and for said County in said State, hereby certify that William E. Baldwin, Jr., a married man, whose name 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 executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 30th day of June, 1998.


NOTARY PUBLIC

My commission expires: 2-20-2001

THE STATE OF ALABAMA)
:
COUNTY OF JEFFERSON)

I, the undersigned authority, a Notary Public in and for said County in said State, hereby certify that William E. Baldwin, Jr. as Attorney in Fact for spouse, Susan C. Baldwin, whose name 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 Attorney in Fact executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 30th day of June, 1998.


NOTARY PUBLIC

My commission expires: 2-20-2001

THE STATE OF ALABAMA)
:
COUNTY OF JEFFERSON)

I, the undersigned authority, a Notary Public in and for said County in said State, hereby certify that M. Patrick Greene and spouse, Carrie G. Greene, whose names are signed to the foregoing conveyance as GRANTEES, 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 30th day of June, 1998.


NOTARY PUBLIC

My commission expires: 2-20-2001

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