

SEND TAX NOTICE TO:
Benny R. Reynolds/6
(Name) Cara Reynolds
300 Hunter Hills Circle
(Address) Chelsea, AL 35043

This instrument was prepared by

(Name) Holliman, Shockley & Kelly
2491 Pelham Parkway
(Address) Pelham, AL 35124

Form 1-1-8 Rev. 2000
WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP - MAGNIFICENT CITY TITLE COMPANY, INC., BIRMINGHAM, ALABAMA

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

That in consideration of One Hundred Fifty Five Thousand and no/100----- DOLLARS

to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we,

Frank David Grayson and wife, Rachael B. Grayson

(herein referred to as grantors) do grant, bargain, sell and convey unto

Benny R. Reynolds and wife, Cara Reynolds

(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 43, according to the Survey of Hunter Hills, Phase One, as recorded in Map Book 21, Page 71, in the Probate Office of Shelby County, Alabama.

SUBJECT TO: (1) Taxes for the year 1999 and subsequent years; (2) Easements, restrictions, reservations, rights-of-way, limitations, covenants and conditions of record, if any; (3) Mineral and mining rights, if any.

\$ 139,500.00 of the purchase price recited above was paid from the proceeds of a first mortgage loan executed and recorded simultaneously herewith.

Inst # 2000-00514

01/05/2000-00514
11:31 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
001 CJ1 24.00

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 (or 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, I/we have hereunto set my/our hand(s) and seal(s), this 28th

day of December, 19 99.

WITNESS:

(Seal)

(Seal)

(Seal)

Frank David Grayson (Seal)
Frank David Grayson
Rachael B. Grayson (Seal)
Rachael B. Grayson

STATE OF ALABAMA }
SHELBY COUNTY }

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that Frank David Grayson and wife, Rachael B. Grayson whose name 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 she/he/they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 28th day of December, A. D., 19 99

[Signature]
Notary Public
3-12-2001