

SEND TAX NOTICE TO:
Mitchell W. Goyne
Cheryl T. Goyne
4618 Summitt Cove
Hoover, AL 35226

This Instrument Prepared By:
Harold H. Goings
Spain & Gillon
2117 Second Avenue North
Birmingham, Alabama 35203

WARRANTY DEED

STATE OF ALABAMA)
SHELBY COUNTY)

KNOW ALL MEN BY THESE PRESENTS, That in consideration of the sum of Eight Three Thousand and 00/100 dollars (\$83,000.00) to the undersigned Grantor in hand paid by the Grantee herein, the receipt whereof is acknowledged, I, **Roy T. Preston, a married person**, (herein referred to as Grantor), do grant, bargain, sell and convey unto **Mitchell W Goyne and Cheryl T. Goyne** (herein collectively referred to as Grantee), the following described real estate, situated in Shelby County, Alabama to-wit:

Lot 12, according to the Survey of Greystone, Eighth Sector, Phase I, as recorded in Map Book 21, Page 151 in the Probate Office of Shelby County, Alabama.

Subject to:

1. 2000 ad valorem taxes
2. Existing easements, restrictions, set back lines, limitations, if any, of record.

Inst # 2000-19176

06/08/2000-19176
10:32 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
003 MMS 14.50

All of the consideration was paid from the proceeds of a mortgage loan closed simultaneously herewith.

The property conveyed is not the homestead of the grantor or his spouse.

TO HAVE AND TO HOLD, to 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 do for myself and for my heirs, executors, and administrators covenant with the said Grantees, their heirs, executors and assigns, that I am lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that I have a good right to sell and convey the same as aforesaid; that I will and my heirs, executors and administrators shall warrant and defend the same to the said Grantee, their heirs, executors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this
the 30th day of May, 2000.

Roy T. Preston
Roy T. Preston

BY: Margie Elaine Preston
Margie Elaine Preston
Attorney-in-Fact for
Roy T. Preston

STATE OF ALABAMA)
COUNTY OF JEFFERSON)

I, the undersigned, a Notary Public in and for said County in said State, hereby certify that Margie Elaine Preston, whose name as attorney-in-fact for Roy T. Presgon, under that certain Durable Power of Attorney recorded in 2000-19175, 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 May, 2000.

My Commission Expires: 8/21/03

[Signature]
Notary Public

Inst # 2000-19176

- 3 -

06/08/2000-19176
10:32 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
003 NWS 14.50