

This instrument was prepared by  
(Name) GENE W. GRAY, JR.  
(Address) 2100 SOUTHBRIDGE PARKWAY, #638  
BIRMINGHAM, ALABAMA 35209

Send Tax Notice To: JOHN V. STEWART  
name  
4024 SHANDWICK LANE  
address  
BIRMINGHAM, ALABAMA 35242

**WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP**

STATE OF ALABAMA }  
Jefferson COUNTY } KNOW ALL MEN BY THESE PRESENTS,

That in consideration of THREE HUNDRED TWENTY THOUSAND AND NO/100-----  
----- DOLLARS (\$320,000.00)  
to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we,  
C. JUNE WILLIAMS a single person

(herein referred to as grantors) do grant, bargain, sell and convey unto JOHN V. STEWART AND VIRGINIA B. STEWART  
AND LINDA S. HOWELL

(herein referred to as GRANTEES) as joint tenants with right of survivorship, the following described real estate situated in  
SHELBY County, Alabama to-wit:

THE PROPERTY CONVEYED HEREIN IS DESCRIBED ON EXHIBIT "A", ATTACHED HERETO AND  
MADE A PART HEREOF FOR ALL PURPOSES.

C. JUNE WILLIAMS IS THE SURVIVING GRANTEE OF THAT CERTAIN DEED RECORDED IN  
INSTRUMENT #1993-18014, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA; THE  
OTHER GRANTEE, ROBERT L. WILLIAMS, JR. HAVING DIED ON OR ABOUT JANUARY 27, 1997.

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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, 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 have hereunto set my hand(s) and seal(s), this 19th  
day of January, 2000.

\_\_\_\_\_  
(Seal)  
\_\_\_\_\_  
(Seal)  
\_\_\_\_\_  
(Seal)

C. June Williams  
C. JUNE WILLIAMS (Seal)  
\_\_\_\_\_  
(Seal)  
\_\_\_\_\_  
(Seal)

STATE OF ALABAMA  
Jefferson COUNTY

General Acknowledgment

I, GENE W. GRAY, JR., a Notary Public in and for said County, in said State, hereby certify that  
C. JUNE WILLIAMS  
whose name(s) 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 she executed the same voluntarily  
on the day the same bears date.

Given under my hand and official seal this 19th day of January A.D., 2000

GENE W. GRAY, JR. Notary Public

EXHIBIT "A"

Lot 7, according to the Survey of Greystone, 1st Sector, Phase IV, as recorded in Map Book 15, Page 107, in the Probate Office of Shelby County, Alabama; being situated in Shelby County, Alabama.

Together with the non exclusive 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 11/6/90, and recorded in Real Volume 317, Page 260 and First Amendment to Greystone Residential Declaration of Covenants and Conditions and Restrictions recorded in Real 346, Page 942 in said Probate Office.

SUBJECT TO:

General and special taxes or assessments for 2000 and subsequent years not yet due and payable.

10 foot easement along northerly and easterly lot lines as shown on recorded map.

Notice to the insured is hereby given that the recorded subdivision map is recorded in Map Book 15, Page 107, contains on the face of same a statement pertaining to natural lime sink holes. No liability is assumed hereunder for same.

Restrictions appearing of record in Book 317, Page 260, amended in Book 319, Page 235; Book 346, Page 942; Instrument No. 1992-08853, and amended by variance on Lot 15 as recorded in Instrument No. 1993-13925 and as shown on recorded map. NOTE: Covenants, conditions or restrictions indicating a preference, limitation or discrimination based on race, color, religion, sex, handicap, familial status, or national origin are hereby deleted to the extent such covenants, conditions or restrictions violate 42 USC 3604(c).

Release of damages as recorded in Instrument No. 1992-08853.

Reciprocal easement agreement as recorded in Book 312, Page 274 and amended in Book 317, Page 253.

*CJW*

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