

This instrument prepared by:
Patrick F. Smith, Attorney
Strickland & Smith
4 Office Park Circle, Suite 212
Birmingham, Alabama 35223

SEND TAX NOTICE TO:
Kenneth R. Buchanan
Laurie M. Buchanan
809 Bishops Court
Birmingham, Alabama 35242

GENERAL WARRANTY DEED

STATE OF ALABAMA)
)
SHELBY COUNTY)

KNOW ALL MEN BY THESE PRESENTS, that in consideration of _____

Five hundred fifteen thousand dollars (\$ 515,000)
to the undersigned grantor in hand paid by the GRANTEE herein, the receipt whereof is acknowledged, **Carol J. Corso, as Trustee of the Carol J. Corso Revocable Trust**, on behalf of and as the act of said Trust (hereinafter grantor), does hereby grant, bargain, sell and convey unto

Kenneth R. Buchanan and Laurie M. Buchanan
as Joint Tenants with Rights of Survivorship

(hereinafter GRANTEE), all of its right, title and interest in the following described real estate, situated in **SHELBY COUNTY, ALABAMA**, to wit:

Greystone
Lot 7, according to the Survey of ~~Greystone~~, 8th Sector, Phase I, as recorded in Map Book 21, Page 151 in the Probate Office of Shelby County, Alabama

Subject to current taxes, all matters of public record, including, but not limited to easements, restrictions of record, and other matters which may be viewed by observation.

\$ 412,000 of the consideration recited herein is from the proceeds of a purchase money mortgage.

TO HAVE AND TO HOLD unto the said Grantees as joint tenants, with rights of survivorship, their heirs and assigns, forever; it being the intention of the parties to this conveyance that (unless the joint tenancy 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.

Grantor does, for Grantor and for Grantor's heirs, executors and administrators covenant with the said Grantees as joint tenants, with rights of survivorship, their heirs executors and administrators, that Grantor is lawfully seized in fee simple of said premises; that it is free from all encumbrances, unless otherwise noted above; that Grantor has a good right to sell and convey the same as aforesaid; that Grantor will and Grantor's heirs, executors and administrators shall warrant and defend the same to the said Grantees, and their heirs, executors and administrators forever, against the lawful claims of all persons.

● **IN WITNESS WHEREOF**, I have hereunto set my hand and seal as of this 23rd day of March, 2000.

THE CAROL J. CORSO REVOCABLE TRUST

● by: Carol J. Corso
Carol J. Corso, Trustee

Inst # 2000-26340

08/04/2000-26340
08:16 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
002 NMS 114.00

STATE OF Alabama)

Shelby COUNTY)

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Carol J. Corso, whose name is signed to the foregoing conveyance as the Trustee of the Carol J. Corso Revocable Trust, 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 as the act of and on behalf of the Carol J. Corso Revocable Trust.

Given under my hand and official seal this 23rd day of March, 2000.

Dwight D. Hanes
Notary Public

Commission Expires: _____

MY COMMISSION EXPIRES FEB. 22, 2002.

Inst # 2000-26340
08/04/2000-26340
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SHELBY COUNTY JUDGE OF PROBATE
002 HHS 114.00