

This instrument was prepared by
(Name) Larry L. Halcomb
(Address) 3512 Old Montgomery Highway
Birmingham, AL 35209

Send Tax Notice To: John Conner
name
6527 Mill Creek Circle
address
Birmingham, AL 35242

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

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

That in consideration of ONE HUNDRED FORTY NINE THOUSAND NINE HUNDRED AND NO/100-----
----- DOLLARS (\$149,900.00)
to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we,
Jason L. Gunter, Unmarried

(herein referred to as grantors) do grant, bargain, sell and convey unto John Conner and wife, Sandra Conner

(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 8, according to the Final Record Plat of a Resurvey of Lots 7, 8, 12, 24,
25 and 26, Greystone Farms, Mill Creek Sector, Phase 2, as recorded in Map
Book 21, page 45, in the Probate Office of Shelby County, Alabama.

Mineral and mining rights excepted.
Subject to taxes for 2001.
Subject to items on attached Exhibit "A".

Inst # 2001-05474
02/16/2001-05474
09:25 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
002 CJ1 164.00

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 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 14th
day of February, 2001.

_____(Seal) _____(Seal)
_____(Seal) _____(Seal)
_____(Seal) _____(Seal)

Jason L. Gunter
Jason L. Gunter

STATE OF ALABAMA
Jefferson COUNTY

General Acknowledgment

I, Larry L. Halcomb, a Notary Public in and for said County, in said State, hereby certify that
Jason L. Gunter, Unmarried
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 he executed the same voluntarily
on the day the same bears date.

Given under my hand and official seal this 14th day of February A.D., 2001

My Commission Expires
January 23, 2002

Larry L. Halcomb
Larry L. Halcomb Notary Public

EXHIBIT "A"

7.5 foot easement on west, as shown by recorded map.

Restrictions as shown by recorded Map.

Declarations, covenants and restrictions as to Greystone Farms, as set out in Instrument 1995-16401; 1st Amendment recorded in Instrument 1995-1432, in the Probate Office of Shelby County, Alabama.

Mineral and mining rights and rights incident thereto recorded in Deed Book 121, page 294 and Deed Book 60, page 260 in the Probate Office of Shelby County, Alabama.

Easements to BellSouth Communications as shown by Instrument 1995-7422, in the Probate Office of Shelby County, Alabama.

Amended and restated restrictive covenants including building setback lines and specific provisions for dense buffer along Hugh Daniel Drive, recorded in Real 265, page 96, in the Probate Office of Shelby County, Alabama, which said building setback lines and dense buffer are shown on survey of Paragon Engineering, Inc., dated 7-14-94.

Shelby Cable Agreement recorded in Real 350, page 545, in the Probate Office of Shelby County, Alabama.

Covenants and agreement for water service as set out in an agreement recorded in Real 235, page 574, as modified by Agreement recorded in Instrument 1992-20786 and as further modified by Agreement recorded in Instrument 1993-20340, in the Probate Office of Shelby County, Alabama.

Right of way from Daniel Oak Mountain Limited to Shelby County, recorded in Instrument 1994-21963, in the Probate Office of Shelby County, Alabama.

Development agreement between Daniel Oak Mountain Limited Partnership, Greystone Residential Association, Inc., Greystone Ridge, Inc. and United States Fidelity and Guaranty Company, recorded in Instrument 1994-22318, and 1st Amendment recorded in Instrument 1996-0530, in the Probate Office of Shelby County, Alabama.

Greystone Farms Reciprocal Easement Agreement recorded in Instrument 1995-16400, in the Probate Office of Shelby County, Alabama.

Greystone Farms Community Center Property Declaration of Covenants, conditions and restrictions as set out in Instrument 1995-16403, in the Probate Office of Shelby County, Alabama.

Inst # 2001-05474
02/16/2001-05474
09:25 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
002 CJ1 164.00