

This instrument was prepared by

Send Tax Notice To: Howard Glenn Baxter, Jr.

(Name) William H. Halbrooks
#1 Independence Plaza, Suite 704
(Address) Birmingham, Alabama 35209

name
5052 Aberdeen Way
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 Five Hundred and no/100-----(\$500.00) Dollars
to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we,

Howard Glenn Baxter, Jr. and wife, Mickie R. Baxter
(herein referred to as grantors) do grant, bargain, sell and convey unto
Howard Glenn Baxter, Jr. and Mickie R. Baxter

(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 25, according to the Survey of Greystone, 7th Sector, Phase I, as recorded in Map Book 18, Page 120 A, B & C, in the Probate Office of Shelby County, Alabama. Mineral and mining rights excepted.

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 317, Page 260, in the Probate Office of Shelby County, Alabama, together with all amendments thereto.

Subject to current taxes, easements, and restrictions of record.

Inst # 2002-11296

03/08/2002-11296

01:00 PM CERTIFIED

SHELBY COUNTY JUDGE OF PROBATE

001 CH 11.50

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, we have hereunto set our hand(s) and seal(s), this 28th
day of February, ~~19~~ 2002.

(Seal)

(Seal)

(Seal)

Howard Glenn Baxter, Jr.
Howard Glenn Baxter, Jr. (Seal)

Mickie R. Baxter
Mickie R. Baxter (Seal)

STATE OF ALABAMA

Jefferson COUNTY

General Acknowledgment

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that
Howard Glenn Baxter, Jr. and Mickie R. Baxter
whose name(s) are signed to the foregoing conveyance, and who are known to me, acknowledged before me
on this day, that, being informed of the contents of the conveyance they executed the same voluntarily
on the day the same bears date.

Given under my hand and official seal this 28th day of February, A.D., ~~19~~ 2002.

William H. Halbrooks
William H. Halbrooks

Notary Public
Notary Public