

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

Send Tax Notice To: WILLIAM T. KORN
name
1310 BERWICK CIRCLE
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 ONE HUNDRED EIGHTY FIVE THOUSAND AND NO/100-----
----- DOLLARS (\$185,000.00)
to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we,
PETER F. KERN, A MARRIED PERSON

(herein referred to as grantors) do grant, bargain, sell and convey unto WILLIAM T. KORN AND WIFE, JUDY M. KORN

(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 BY THIS DEED IS DESCRIBED ON EXHIBIT "A" ATTACHED
HERETO, MADE A PART HEREOF AND INCORPORATED HEREIN FOR ALL PURPOSES.

THE PROEPRTY CONVEYED BY THIS DEED NO LONGER CONSTITUTES THE HOMESTEAD OF THE
GRANTOR, NOR HIS SPOUSE.

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 22nd
day of August, 2002.

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

PETER F. KERN (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
PETER F. KERN, A MARRIED PERSON
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 22nd day of August, A.D., 2002

GENE W. GRAY, JR.

Notary Public

EXHIBIT "A"

LOT 73, ACCORDING TO THE SURVEY OF GREYSTONE RIDGE GARDEN HOMES, AS RECORDED IN MAP BOOK 16, PAGE 31, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.

SUBJECT TO:

TAXES DUE OCTOBER 1, 2002

Building setback line as shown in Declaration of Greystone Ridge Covenants, Conditions and Restrictions as recorded in Document No. 1992-4720 in the recorded map of said subdivision.

Public utility easements as shown by recorded plat.

Variable easement thru mid property as shown on the recorded map of said subdivision.

Transmission Line Permit to Alabama Power Company as recorded in Deed Book 141, Page 180, Real 333, Page 201 and Real 377, Page 441.

Reservation of mineral and mining rights in the instrument recorded in Deed Book 4, Pages 486, 493 and 495, together with the appurtenant rights to use the surface. The Company makes no representation as to the present ownership of this interest.

Rights of others to use of Hugh Daniel Drive recorded in Deed Book 301, Page 799.

Covenant and Agreement for Water Service as set out in instrument between Dantract and Shelby County, as set out in Real 235, Page 574.

Restrictions, covenants, conditions and building setback lines as set out in Amended Restated Restrictive Covenants recorded in Real 265, Page 96.

Greystone Multi-family Declaration of Covenants, Conditions, and Restrictions, as recorded in Real 316, Page 239 as amended by First Amendment recorded in Real 319, Page 238, Second Amendment as recorded in Real 336, Page 281; Third Amendment as recorded in Instrument # 1992-4710; and Fourth Amendment as recorded in Instrument # 1993-10164.

Greystone Ridge Garden Homes and First Addition to Greystone Ridge Garden Homes Declaration of Covenants, Conditions and Restrictions as recorded in Instrument # 1992-4720 and Amended in Instrument # 1995-14647.

Reciprocal Easement Agreement pertaining to access and roadway easements, as set out in Real 312, Page 274 and 1st Amendment in Real 317, Page 253 and 2nd Amendment as Instrument # 1993-3124.

Agreement between Daniel Oak Mountain Limited Partnership and Shelby Cable, Inc., recorded in Real 350, Page 545.

Easement to Alabama Power Company as recorded in Instrument # 1992-26820 and Amended PUD in Instrument # 1996-31891.

PFK