

Under supervision of:  
This instrument was prepared by  
(Name) Nathan C. Lee, Esq.

(Address) P.O. Box 358, Chester, Virginia 23831

Send Tax Notice To: Roger M. Miller  
Name  
8231 Castlehill Road  
Address  
Hoover, Alabama 35242

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

STATE OF ALABAMA

Shelby COUNTY

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of FOUR HUNDRED SIXTY FIVE THOUSAND AND NO/100 (465,000.00)

To the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we, DANIEL TYREE GREGORY, SR. and DEE FERNSLER GREGORY, husband and wife

(herein referred to as grantors) do grant, bargain, sell and convey unto Roger M. Miller and Wife, Kay Miller

(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 38 according to the Survey of Greystone Eighth Sector, as recorded in Map BOK 20, page 93 A & B, in the Probate Office of 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 317, page 260, in Probate Office of Shelby County, Alabama, together with amendments thereto. Minerals and mining rights excepted.

Property address: 8231 Castlehill Road, Birmingham, Alabama 35242

Subject to restrictions of record, conditions, reservations and easements, zoning ordinances, if any, and general taxes and assessments not yet due and payable. \$322,700.00 of the purchase price was paid from the proceeds of a mortgage loan closed simultaneously herewith.

**TO HAVE AND TO HOLD** unto the said Grantees, as joint tenants, with right of survivorship, their heirs and assigns, forever, it being the intentions 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 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 8th day of May, 2001.

X Dee Fernsler Gregory (Seal)  
DEE FERNSLER GREGORY  
Janice D. Shows (Seal)  
Mary K. Browning (Seal)

X Daniel Tyree Gregory, Sr. (Seal)  
DANIEL TYREE GREGORY, SR.  
Janice D. Shows (Seal)  
Mary K. Browning (Seal)

STATE OF ALABAMA

Shelby COUNTY

General Acknowledgement

I, Starr Harper Gibson a Notary Public in and for said County, in said State, hereby certify that Daniel Tyree Gregory, Sr. and Dee Fernsler Gregory, husband and wife 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 8th day of May, A.D. 2001  
Starr Harper Gibson  
Notary Public

My Commission expires  
2/23/03