

This instrument was prepared by  
(Name) Larry L. Halcomb, Attorney  
(Address) 3512 Old Montgomery Hwy, Ste. 219  
Birmingham, AL 35209

Send Tax Notice To: Michael W. Young  
name  
428 North Lake Road  
address  
Birmingham, AL 35242

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

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

That in consideration of **TWO HUNDRED THIRTY EIGHT THOUSAND AND NO/100 DOLLARS (\$238,000.00)**  
to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we,  
**Janice Lynell Alonso, A Married Woman and Nell S. Barber, A Single Woman**  
(herein referred to as grantors) do grant, bargain, sell and convey unto  
**Michael W. Young and Rita Q. Young**

(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 85, according to the Final Plat of Subdivision North Lake at Greystone Phase 3, as recorded in Map Book 23, page 3, in the Probate Office of Shelby County, Alabama.**

**Minerals and mining rights excepted.**

**Subject to taxes for 2008.**

**Subject to items on attached Exhibit "A".**

**Subject property is not the homestead of Janice Lynell Alonso nor her spouse.**

**\$ 238,000.00 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 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 29th day of October, 2007.

\_\_\_\_\_(Seal) Janice Lynell Alonso (Seal)  
\_\_\_\_\_(Seal) Janice Lynell Alonso  
\_\_\_\_\_(Seal) Nell S. Barber (Seal)  
\_\_\_\_\_(Seal) Nell S. Barber (Seal)

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 Janice Lynell Alonso, A Married Woman and Nell S. Barber, A Single Woman 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 29th day of October, A.D., 2007

Larry L. Halcomb  
Notary Public

My Commission Expires January 23, 20 10



20071102000507110 2/2 \$15.00  
Shelby Cnty Judge of Probate, AL  
11/02/2007 09:12:57AM FILED/CERT

**EXHIBIT "A"**

**Release of Damages as recorded in Instrument Instrument 1998-34460, in the Probate Office of Shelby County, Alabama.**

**Easement(s) as shown by recorded map.**

**Mineral and mining rights and rights incident thereto recorded in Deed Book 121, Page 294, Deed Book 57, Page 584 and Deed Book 60, Page 260, in the Probate Office of Shelby County, Alabama.**

**Amended and Restated Restrictions recorded in Real 265, Pages 96 and 109, in the Probate Office of Shelby County, Alabama.**

**Declaration of Covenants, conditions and restrictions as to Greystone Farms North as recorded in Instrument 1996-17498, and amended in Instrument 1998-10063, in the Probate Office of Shelby County, Alabama.**

**Covenants and agreement for water service as set out in agreement recorded in Real 235, Page 574; modified by Instrument 1992-20786, further modified by Instrument 1993-20840, in the Probate Office of Shelby County, Alabama.**

**Development agreement including restrictions and covenants as set out in instrument recorded in Instrument 1994-22318; 1st amendment recorded in Instrument 1996-530 and 2nd amendment recorded in Instrument 1998-16170, in the Probate Office of Shelby County, Alabama.**

**Greystone Farms Reciprocal easement agreement recorded in Instrument 1996-17497, in the Probate Office of Shelby County, Alabama.**

**Articles of Incorporation of Greystone Farms North Owners Association, recorded in Instrument 1996-1999 and 1st amendment recorded in Instrument 1997-8840, in the Probate Office of Shelby County, Alabama.**

**Easement Agreement with Greystone Farms North, LLC, Equine Partners, LLC, North Lake at Greystone Owner's Association, Inc., and Greystone Cove, LLC recorded in Instrument Instrument 1998-18416, in the Probate Office of Shelby County, Alabama.**

**Covenants, Agreements and Release of Damages as recorded in Instrument Instrument 2000-26059 and Instrument 2000-43880, in the Probate Office of Shelby County, Alabama.**