



20080221000071600 1/3 \$504.50
Shelby Cnty Judge of Probate, AL
02/21/2008 01:40:25PM FILED/CERT

This instrument was prepared by:
Clayton T. Sweeney, Attorney
2700 Highway 280 East, Suite 160
Birmingham, AL 35223

Send Tax Notice To:
Donald E. Hinks and Nancy R. Hinks
~~5015 Castle Creek Drive~~ 3046 Del Prado Blvd. #3A
~~Hobbsville, AL 35226~~ Cape Coral, FL 33904

STATE OF ALABAMA)

)

JOINT SURVIVORSHIP DEED

COUNTY OF SHELBY)

)

KNOW ALL MEN BY THESE PRESENTS: That, for and in consideration of **One Million Nine Hundred Fifty Thousand and 00/100 (\$1,950,000.00)**, and other good and valuable consideration, this day in hand paid to the undersigned **Garry B. Crowder, and wife, Jill E. Evans**, (hereinafter referred to as GRANTORS), in hand paid by the GRANTEES herein, the receipt whereof is hereby acknowledged, the GRANTORS do hereby give, grant, bargain, sell and convey unto the GRANTEES, **Donald E. Hinks and Nancy R. Hinks**, (hereinafter referred to as GRANTEES), for and during their joint lives and upon the death of either, then to the survivor of them in fee simple, together with every contingent remainder and right of reversion, the following described Real Estate, lying and being in the County of **Shelby**, State of Alabama, to-wit:

See Exhibit "A" attached hereto and made a part hereof.

Subject To:

Ad valorem taxes for 2008 and subsequent years not yet due and payable until October 1, 2008.
Existing covenants and restrictions, easements, building lines and limitations of record.

Jill E. Evans and Jill Evans are one and the same person.

The property herein described is being conveyed in its present "AS IS" condition.

\$1,462,500.00 of the consideration was paid from the proceeds of a mortgage loan closed simultaneously herewith.

TO HAVE AND TO HOLD, the tract or parcel of land above described together with all and singular the rights, privileges, tenements, appurtenances, and improvements unto the said GRANTEES, for and during their joint lives and upon the death of either of them, then to the survivor of them in fee simple, and to the heirs and assigns of such survivor, forever.

AND SAID GRANTORS, for said GRANTORS, GRANTORS' heirs, successors, executors and administrators, covenants with GRANTEES, and with GRANTEES' heirs and assigns, that GRANTORS are lawfully seized in fee simple of the said Real Estate; that said Real Estate is free and clear from all Liens and Encumbrances, except as hereinabove set forth, and except for taxes due for the current and subsequent years, and except for any Restrictions pertaining to the Real Estate of record in the Probate Office of said County; and that GRANTORS will, and GRANTORS' heirs, executors and administrators shall, warrant and defend the same to said GRANTEES, and GRANTEES' heirs and assigns, forever against the lawful claims of all persons.

IN WITNESS WHEREOF, said GRANTORS has hereunto set his hand and seal this the 13th day of **February, 2008**.



Garry B. Crowder

Shelby County, AL 02/21/2008
State of Alabama

Deed Tax: \$487.50

CLAYTON T. SWEENEY, ATTORNEY AT LAW

STATE OF New York)
COUNTY OF New York)

I, the undersigned, a Notary Public, in and for said County and State, hereby certify that Garry B. Crowder, a married man, whose name 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 Instrument he executed the same voluntarily on the day the same bears date.

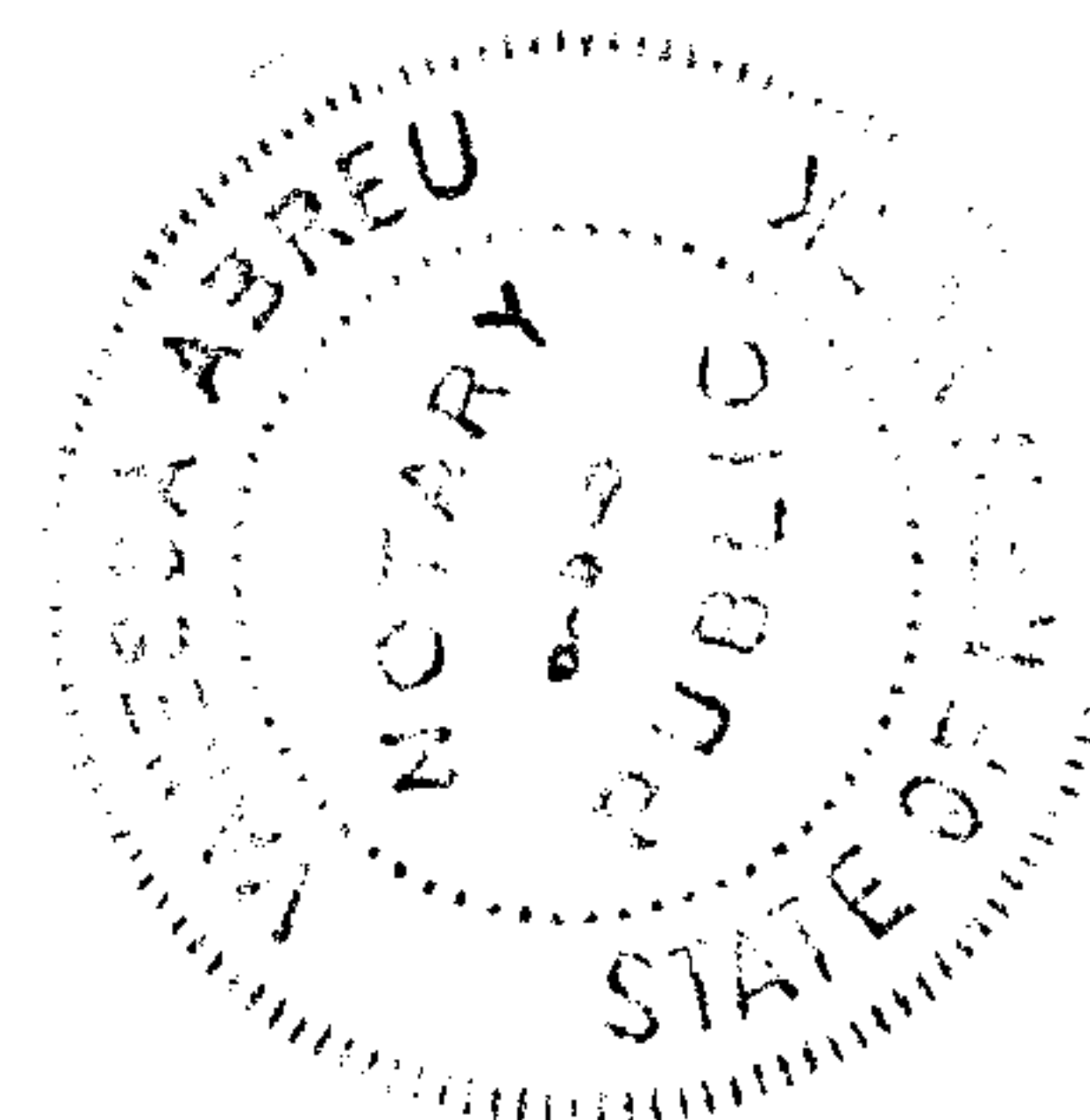
IN WITNESS WHEREOF, I have hereunto set my hand and seal this the 13th day of February, 2008.

Vanessa Abreu

NOTARY PUBLIC

My Commission Expires:

VANESSA ABREU
NOTARY PUBLIC, State of New York
No. 01AB6096441
Qualified in New York County
Commission Expires July 28, 2011



IN WITNESS WHEREOF, said GRANTORS has hereunto set her hand and seal this the 15th day of February, 2008.

Jill E. Evans

STATE OF ALABAMA)
COUNTY OF JEFFERSON)

I, the undersigned, a Notary Public, in and for said County and State, hereby certify that Jill E. Evans, a married woman, whose name 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 Instrument she executed the same voluntarily on the day the same bears date.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this the 15th day of February, 2008.

[Signature]

NOTARY PUBLIC

My Commission Expires:

6-5-2011

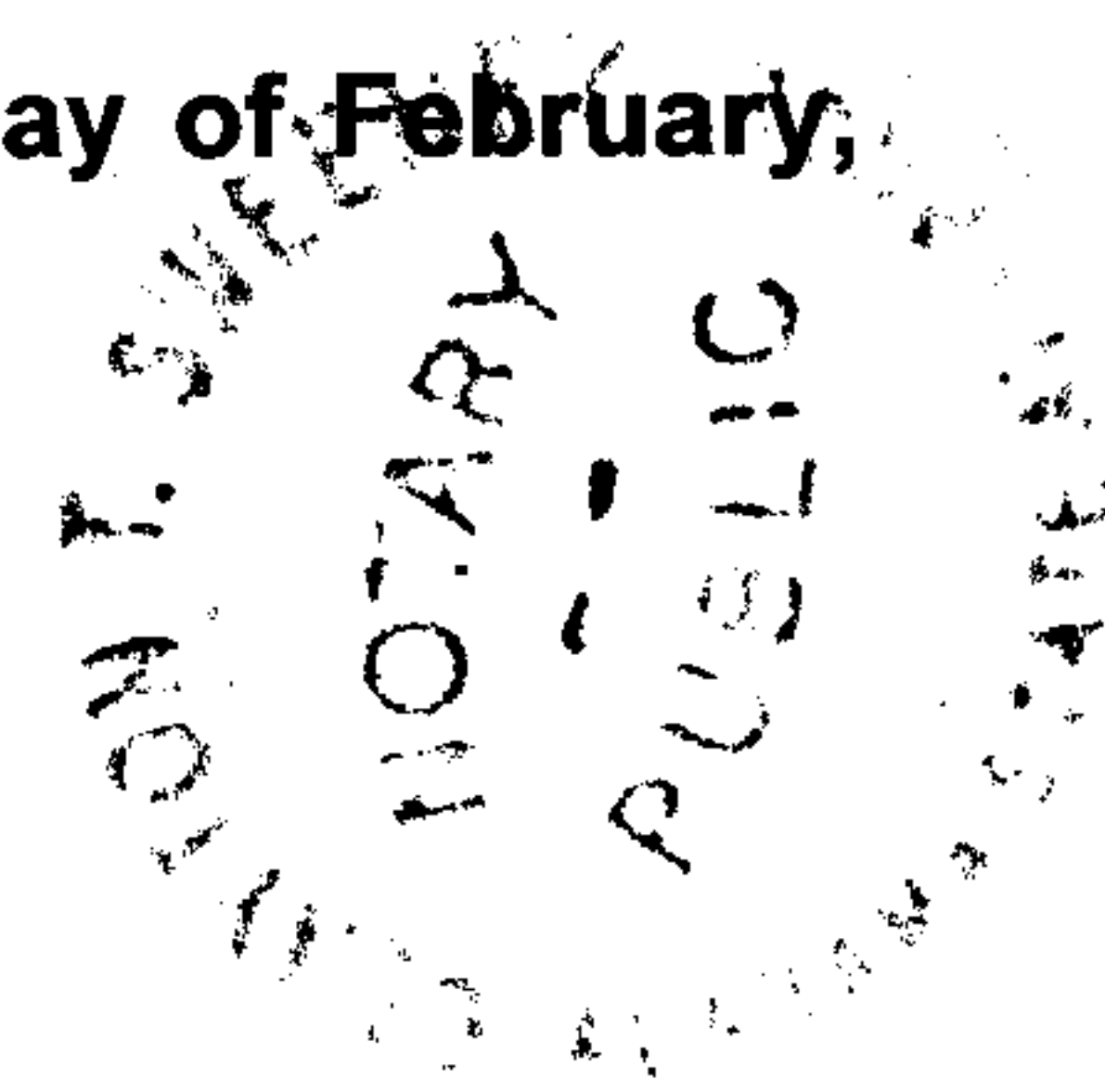



EXHIBIT A
LEGAL DESCRIPTION


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Lot 12-B, according to a Resurvey of Lots 9-A and 12-A of a Resurvey of Lots 9, 10, 12 and 13, the Amended Map of Greystone, First Sector, Phase VII, as recorded in Map Book 20, Page 14, 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 recorded in Real 317, Page 260, in the Probate Office of Shelby County, Alabama.

ALSO: Lot 1, according to the Resubdivision of Huffman's Greystone Resurvey, as recorded in Map Book 24, Page 61, in the Probate Office of Shelby County, Alabama.