


Without benefit of title examination
this instrument prepared by:
William V. Linne, Esquire
127 Palafox Place, Suite 100
P. O. Box 12347
Pensacola, FL 32591-2347


20080604000226490 1/3 \$103.00
Shelby Cnty Judge of Probate, AL
06/04/2008 10:46:02AM FILED/CERT

STATE OF ALABAMA
COUNTY OF SHELBY

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS that **JOHN CONNER**, also known as John F. Conner, and **SANDRA CONNER**, also known as Sandra N. Conner, husband and wife, whose address is 6527 Mill Creek Circle, Birmingham, Alabama 35242, for and in consideration of Ten Dollars (\$10.00) and other good and valuable considerations, the receipt of which is hereby acknowledged, have bargained, sold, conveyed and granted unto **JOHN F. CONNER and SANDRA N. CONNER, as Trustees under the Revocable Living Trust Agreement of John F. Conner, dated January 28, 2008**, whose address is 6527 Mill Creek Circle, Birmingham, Alabama 35242, their successors and assigns, forever, **an undivided fifty percent (50%) interest** in the real property located in Shelby County, Alabama described as follows:

Lot 8, according to the Final Record Plat of a Resurvey of Lots 7, 8, 12, 24, 25 and 26, Greystone Farms, Mill Creek Sector, Phase 2, as recorded in Map Book 21, page 45, in the Probate Office of Shelby County, Alabama.

Subject to items on attached Exhibit "A".

The above property is subject to taxes for current year and to valid easements and restrictions of record affecting the above property, if any, which are not hereby reimposed. Subject also to liens, encumbrances, oil, gas and mineral reservations of record.

TOGETHER with all and singular the rights, members, privileges and appurtenances thereunto belonging, or in anywise appertaining; to have and to hold the same unto the said grantees, their heirs, successors or assigns, as their respective interests are above set out.

In the event of the resignation, death or inability of either John F. Conner or Sandra N. Conner to manage the affairs of the trust (as determined by two qualified physicians), then the remaining trustee shall continue to serve as sole Trustee. In the event of the resignation, death or inability of both John F. Conner and Sandra N. Conner to manage the affairs of the Trust (as determined by two qualified physicians), then **JOHN FREDERICK CONNER, III, LORI C. KADZIOLKA and MARILYN CONNER JAMES** shall serve as successor co-Trustees. In the event of the resignation, death or inability of either John Frederick Conner, III, Lori C. Kadziolka or Marilyn Conner James to manage the affairs of the Trust (as determined by two qualified physicians), then the remaining Trustees shall continue to serve as co-Trustees or sole Trustee, as the case may be.

For so long as John F. Conner and Sandra N. Conner are serving as Trustees, either of them may act independently of the other (including the execution of documents) on behalf of both Trustees. Any third party dealing with John F. Conner and Sandra N. Conner as Trustees shall be entitled to rely on the execution of any document or any action taken by either one of said Trustees as having been performed with full authority to bind both of the Trustees in all respects.

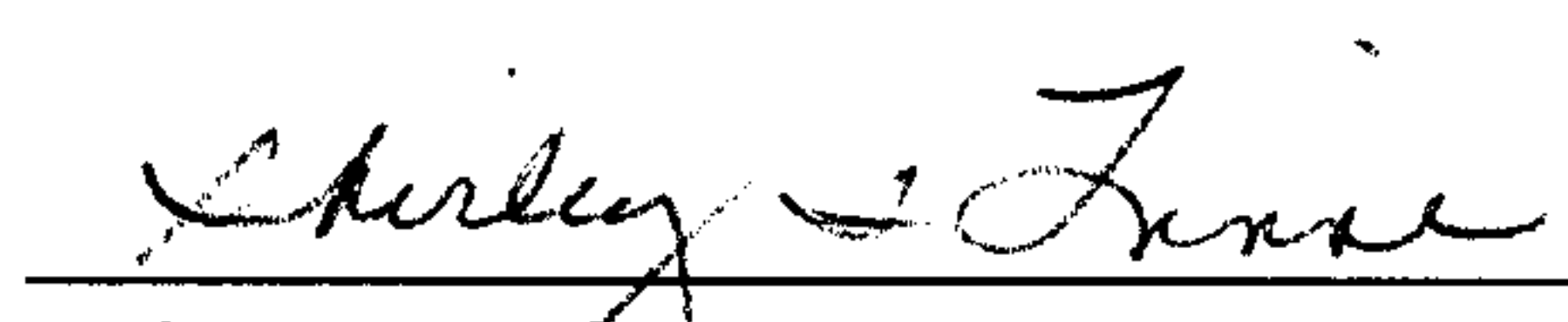
For so long as two or more trustees, other than John F. Conner and Sandra N. Conner, are serving as Trustees, each Trustee may delegate in writing authority to one of their number to act independently and to execute documents on behalf of all Trustees. If such written delegation of authority is given, any third party dealing with the Trustees shall be entitled to rely on the execution of any document or any action taken by the Trustee receiving such written delegation, as having been performed with full authority to bind all of the Trustees in all respects.

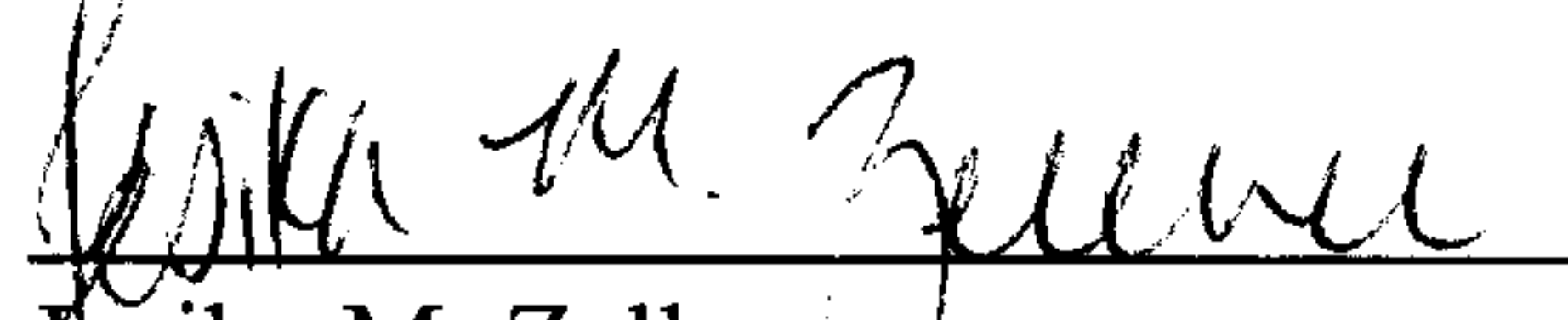
Said Trustees are vested with full rights of ownership over said real property, or the interest therein with full power and authority to deal in and with said real property, and the interest therein or any part thereof. Said Trustees are hereby conferred with the full power and authority to either protect, conserve, and to sell, or to lease, or to encumber, or otherwise manage and dispose of said real property, described above. Together with all and singular the tenements, hereditaments and appurtenances belonging or in anywise appertaining. To have and to hold the same unto the Grantees named, their successors and assigns forever.

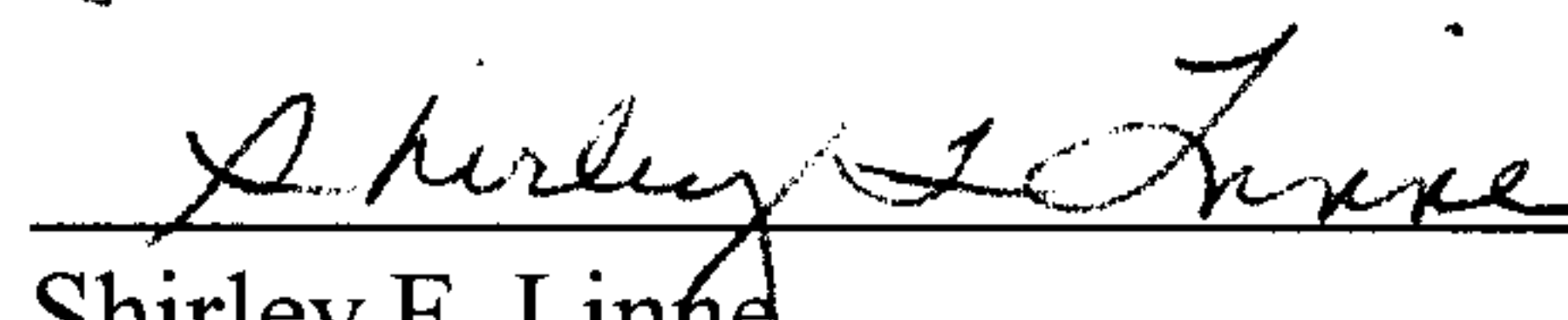
Said Grantors do fully warrant the title to said property and will defend the same against the lawful claims of all persons whomsoever.

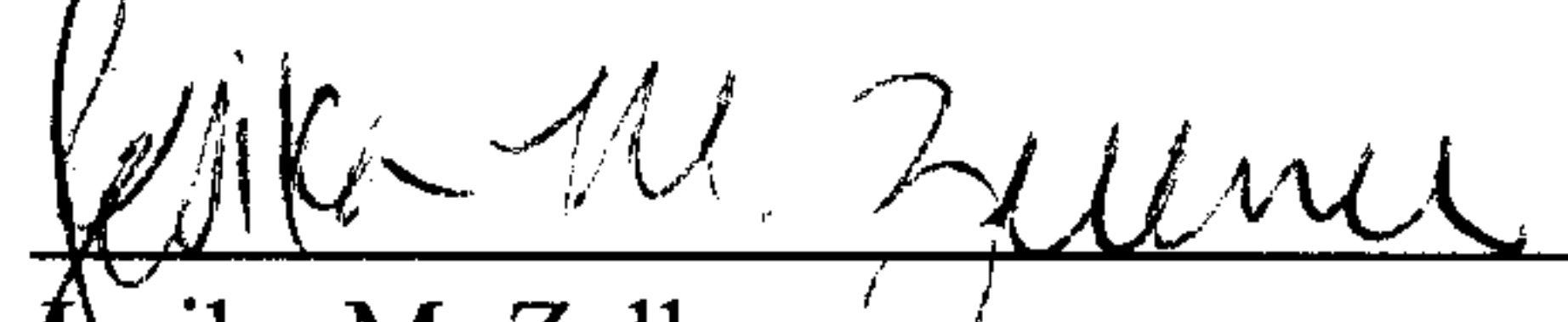
IN WITNESS WHEREOF, the Grantors have hereunto set their hands and seals on this 20th day of May, 2008.

Signed, sealed and delivered
in the presence of:


Shirley F. Linne


Jesika M. Zellner


Shirley F. Linne


Jesika M. Zellner

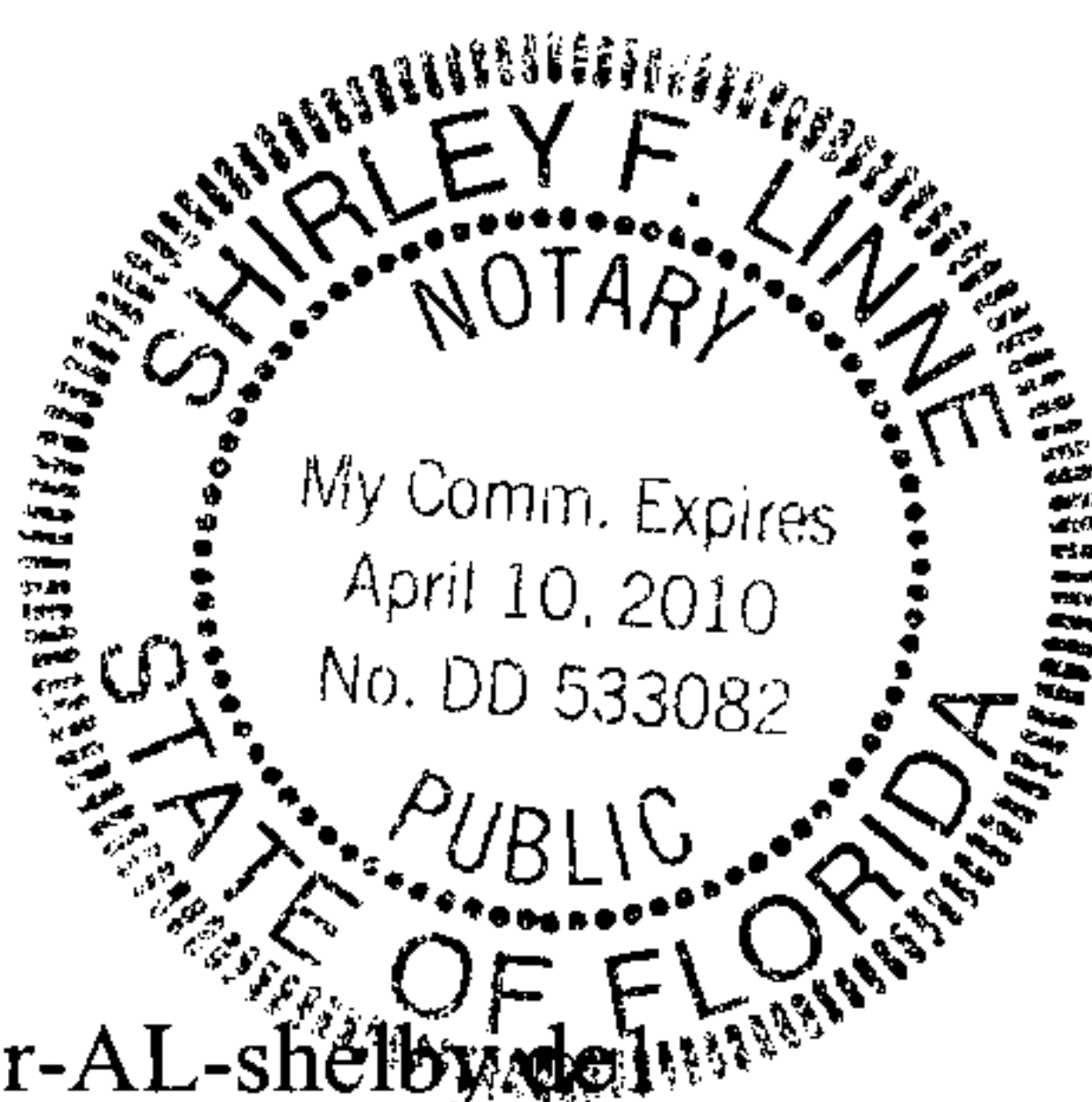

JOHN CONNER

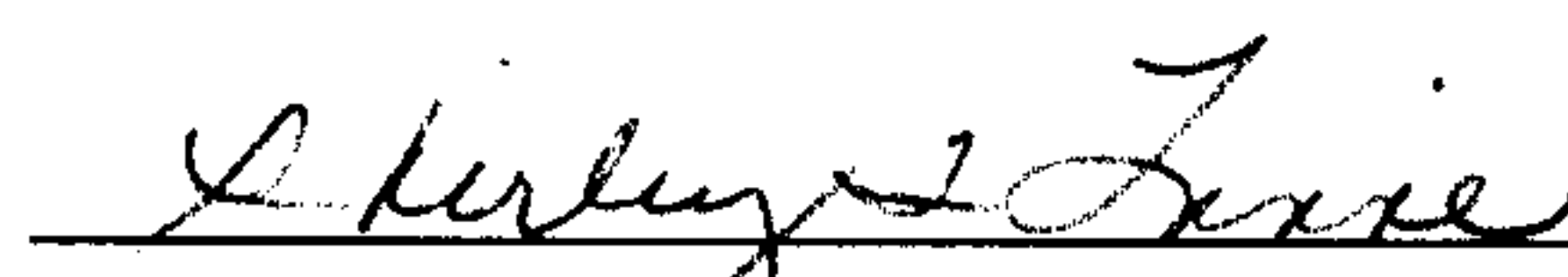

SANDRA CONNER

STATE OF FLORIDA
COUNTY OF ESCAMBIA

I, the undersigned authority, a Notary Public in and for said County in said State, hereby certify that JOHN CONNER and SANDRA CONNER, whose names are signed to the foregoing instrument, and who are personally known to me, acknowledged before me on this day that, being informed of the contents of said instrument, they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this the 20th day of May, 2008.




NOTARY PUBLIC
Typed Name: Shirley F. Linne
My Commission No.: DD533082
My Commission Expires: 4/10/2010

clients\conner-john\conner-AL-shelby.doc

EXHIBIT "A"

20080604000226490 3/3 \$103.00
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7.5 foot easement on west, as shown by recorded map.

Restrictions as shown by recorded Map.

Declarations, covenants and restrictions as to Greystone Farms, as set out in Instrument 1995-16401; 1st Amendment recorded in Instrument 1995-1432, in the Probate Office of Shelby County, Alabama.

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

Easements to BellSouth Communications as shown by Instrument 1995-7422, in the Probate Office of Shelby County, Alabama.

Amended and restated restrictive covenants including building setback lines and specific provisions for dense buffer along Hugh Daniel Drive, recorded in Real 265, page 96, in the Probate Office of Shelby County, Alabama, which said building setback lines and dense buffer are shown on survey of Paragon Engineering, Inc., dated 7-14-94.

Shelby Cable Agreement recorded in Real 350, page 545, in the Probate Office of Shelby County, Alabama.

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

Right of way from Daniel Oak Mountain Limited to Shelby County, recorded in Instrument 1994-21963, in the Probate Office of Shelby County, Alabama.

Development agreement between Daniel Oak Mountain Limited Partnership, Greystone Residential Association, Inc., Greystone Ridge, Inc. and United States Fidelity and Guaranty Company, recorded in Instrument 1994-22318, and 1st Amendment recorded in Instrument 1996-0530, in the Probate Office of Shelby County, Alabama.

Greystone Farms Reciprocal Easement Agreement recorded in Instrument 1995-16400, in the Probate Office of Shelby County, Alabama.

Greystone Farms Community Center Property Declaration of Covenants, conditions and restrictions as set out in Instrument 1995-16403, in the Probate Office of Shelby County, Alabama.

Shelby County, AL 06/04/2008
State of Alabama

Deed Tax: \$86.00