



20100505000138620 1/2 \$29.50  
Shelby Cnty Judge of Probate, AL  
05/05/2010 10:20:01 AM FILED/CERT

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

Send Tax Notice To: Jeffrey A. Greer  
name  
904 Tall Pines Lane  
address  
Birmingham, AL 35244

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

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

That in consideration of **THREE HUNDRED TEN THOUSAND AND NO/100 DOLLARS (\$310,000.00)**  
to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we,

**David L. Pritchard and Wife, Kristin R. Pritchard**  
(herein referred to as grantors) do grant, bargain, sell and convey unto **Jeffrey A. Greer and Terran Greer**

(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 2235, according to the Survey of 22nd Addition Riverchase Country Club, as recorded in Map Book 9, pages 124 A & B, in the Probate Office of Shelby County, Alabama.**

**Minerals and mining rights excepted.**

**Subject to taxes for 2010.**

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

**\$294,500.00 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 30th  
day of April, 2010.

\_\_\_\_\_  
(Seal)

\_\_\_\_\_  
(Seal)

**David L. Pritchard**

\_\_\_\_\_  
(Seal)

\_\_\_\_\_  
(Seal)

**Kristin R. Pritchard**

Deed Tax : \$15.50

\_\_\_\_\_  
(Seal)

\_\_\_\_\_  
(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  
David L. Pritchard and Wife, Kristin R. Pritchard  
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 30th day of April A.D., 2010

My Commission Expires: 1/23/14

  
**Larry L. Halcomb**

Notary Public



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**EXHIBIT "A"**

**Restrictions as shown by recorded map.**

**Building line(s) as shown by recorded map.**

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

**Restrictions appearing of record in Misc. 14, page 536 and Real 58, page 362, amended by Misc. 17, page 550 and Misc.34, page 549, in the Probate Office of Shelby County, Alabama.**

**Restrictions regarding Alabama Power Company, recorded in Real 60, page 740 in the Probate Office of Shelby County, Alabama.**

**Right of Way granted to Alabama Power Company by instrument recorded in Real 59, page 371 in the Probate Office of Shelby County, Alabama.**

**Agreement with Alabama Power Company recorded in Real 60, page 737, in the Probate Office of Shelby County, Alabama.**