

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

Send Tax Notice To:
Andrea M. Pincham- Benton and Robert Charles Benton
3310 Shallowford Cir.
Birmingham, AL 35216

STATE OF ALABAMA)

)

JOINT SURVIVORSHIP DEED

COUNTY OF SHELBY)

)

KNOW ALL MEN BY THESE PRESENTS: That, for and in consideration of **Eight Hundred Fifteen Thousand and 00/100 (\$815,000.00)**, and other good and valuable consideration, this day in hand paid to the undersigned **John R. Williams, Sr., and wife, Carlyn R. Williams**, (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, **Andrea M. Pincham-Benton and Robert Charles Benton**, (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:

Lot 30, according to the Survey of Greystone, 4th Sector, as recorded in Map Book 16, Pages 89 A, B & C, in the Office of the Judge of Probate 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 November 6, 1990 and recorded in Real 317, Page 260, in the Probate Office of Shelby County, Alabama, and all amendments thereto.

Subject To:

- 1) Ad valorem taxes for 2010 and subsequent years not yet due and payable until October 1, 2010.
- 2) Existing covenants and restrictions, easements, building lines and limitations of record.
- 3) Restrictions appearing of record in Deed Book 317, Page 260 and amended in Book 346, Page 942; Book 378, Page 904; Book 397, Page 958; Instrument No. 1992-17890; Instrument No. 1992-21138 and Instrument No. 1996-9917.
- 4) Right of way granted to Alabama Power Company by instrument(s) recorded in Instrument No. 1992-26822; Deed Book 109, Page 501 and 505; Deed Book 112, Page 517; Deed Book 186, Page 223 and Deed Book 239, Page 214.
- 5) Release of damages as set out in Instrument No. 1992-21138.
- 6) Notice to the insured is hereby given that the recorded subdivision map(s), as recorded in Map Book 16, Page 89 A, B and C, contains on the face of same a statement pertaining to natural lime sinks.
- 7) Title to all minerals within and underlying the premises, together with all mining rights and other rights, privileges, immunities and release of damages relating thereto, as recorded in Deed Book 4, Page 493, 495 and 497.
- 8) Reciprocal easement in Book 312, Page 274 and amended in Book 317, Page 253.
- 9) Right(s) of way to Shelby County, as recorded in Instrument No. 2004-157.

\$650,000.00 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

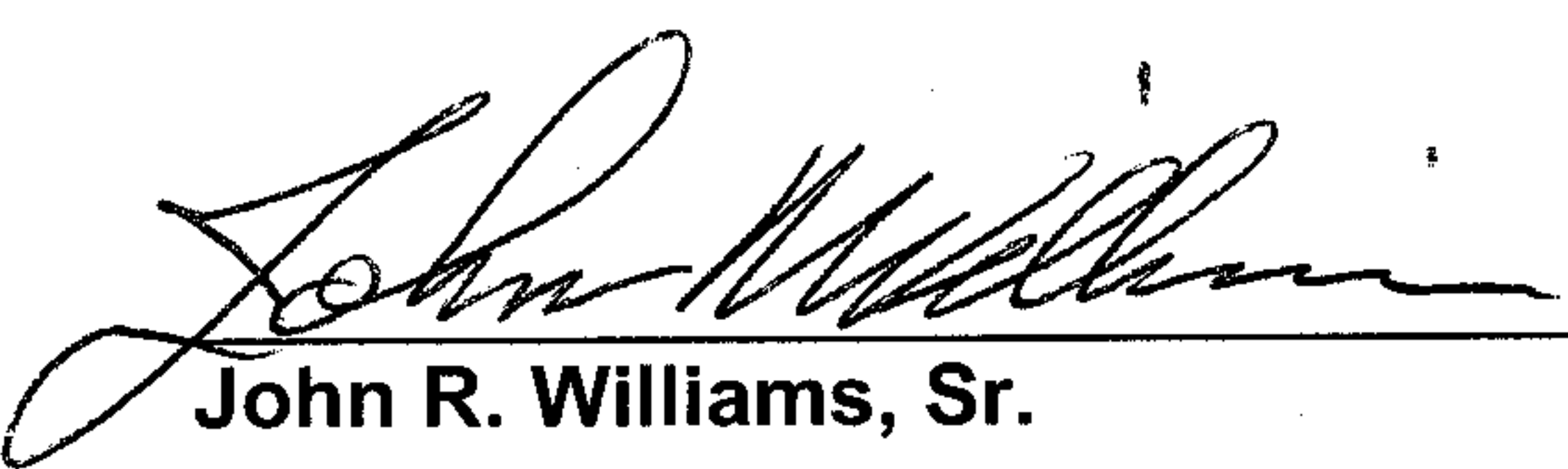
Shelby County, AL 08/05/2010

State of Alabama

Deed Tax : \$815.00

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 GRANTOR has hereunto set his hand and seal this the 26th day of **July**, 2010.

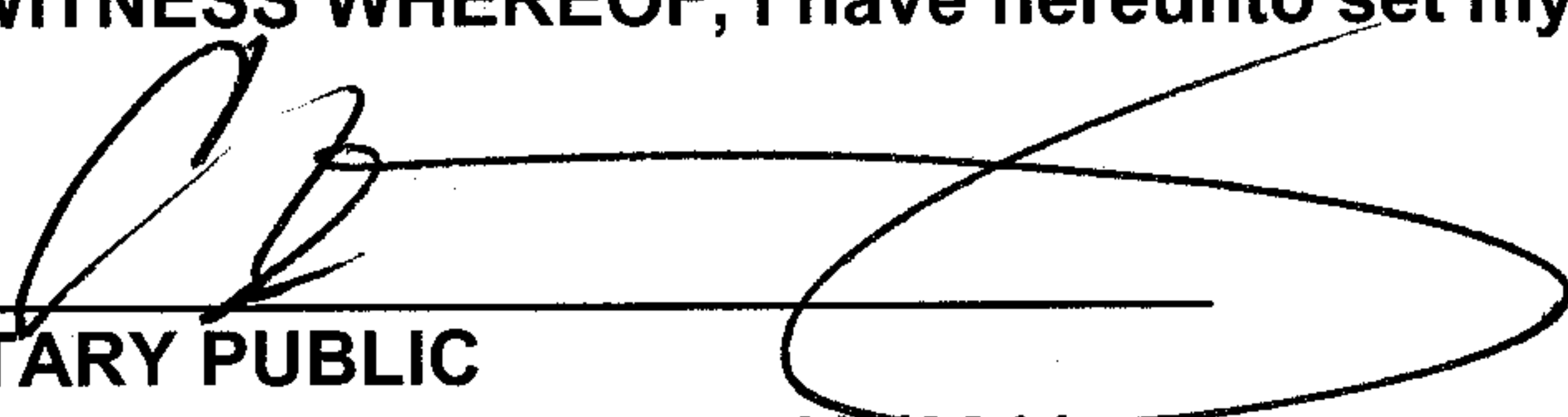

John R. Williams, Sr.

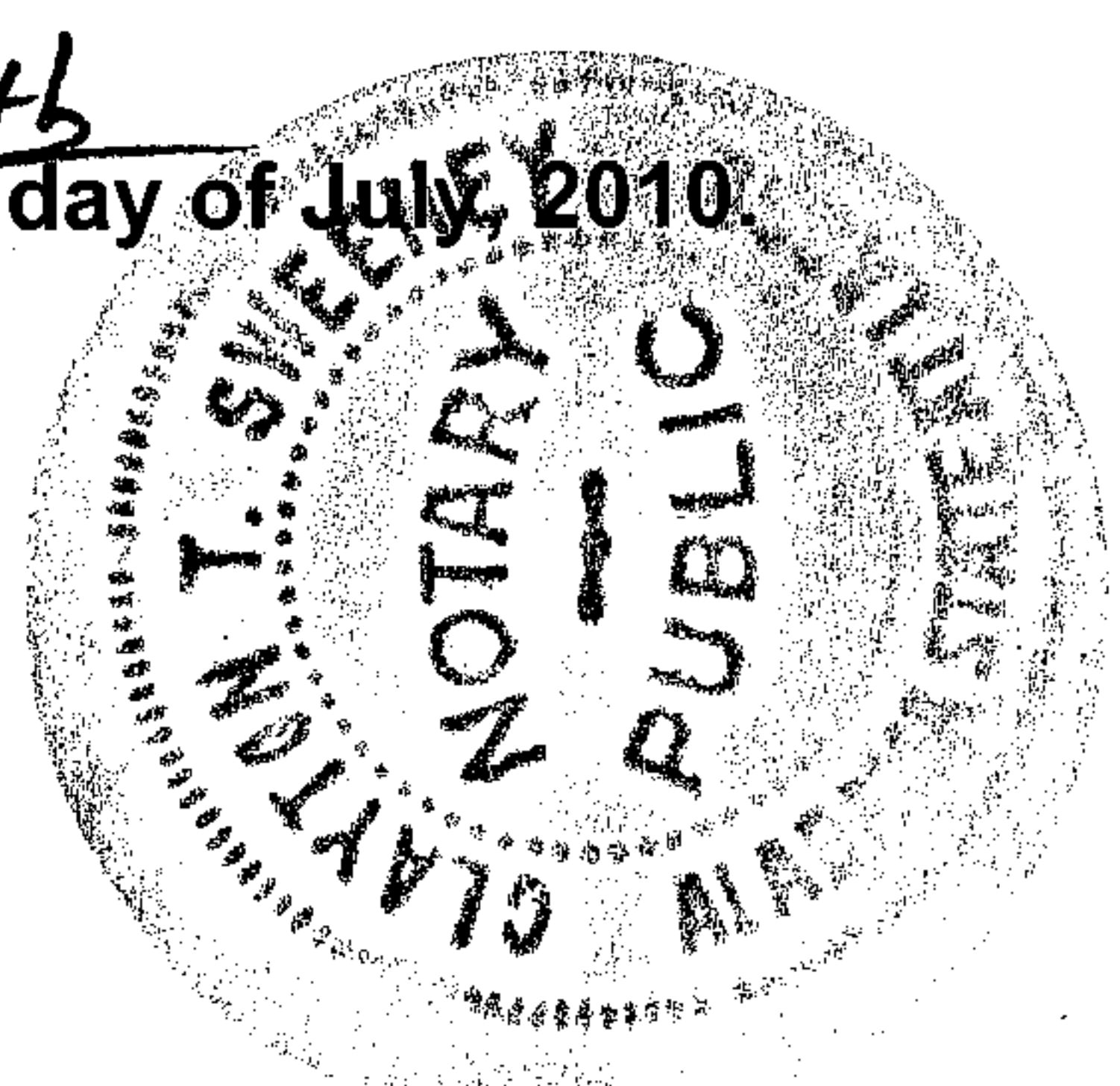

20100805000251140 2/2 \$830.00
Shelby Cnty Judge of Probate, AL
08/05/2010 02:09:33 PM FILED/CERT

STATE OF ALABAMA)
 :
COUNTY OF JEFFERSON)

I, the undersigned, a Notary Public, in and for said County and State, hereby certify that John R. Williams, Sr., 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.

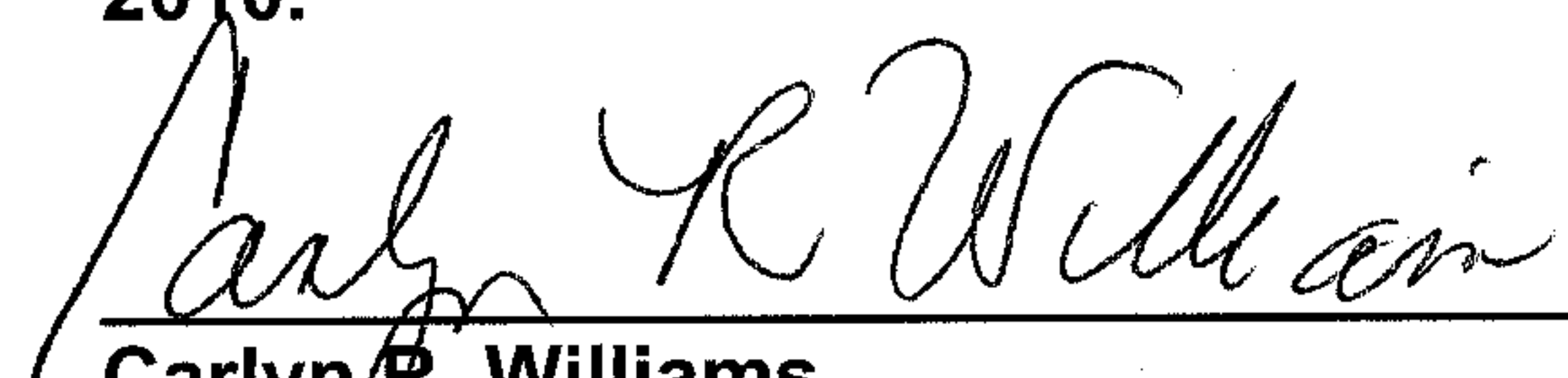
IN WITNESS WHEREOF, I have hereunto set my hand and seal this the 26th day of **July**, 2010.


NOTARY PUBLIC
My Commission Expires: 6/5/2011



IN WITNESS WHEREOF, said GRANTOR has hereunto set her hand and seal this the ~~26th~~ day of ~~July~~, 2010.

3rd August
CLW *CLW*

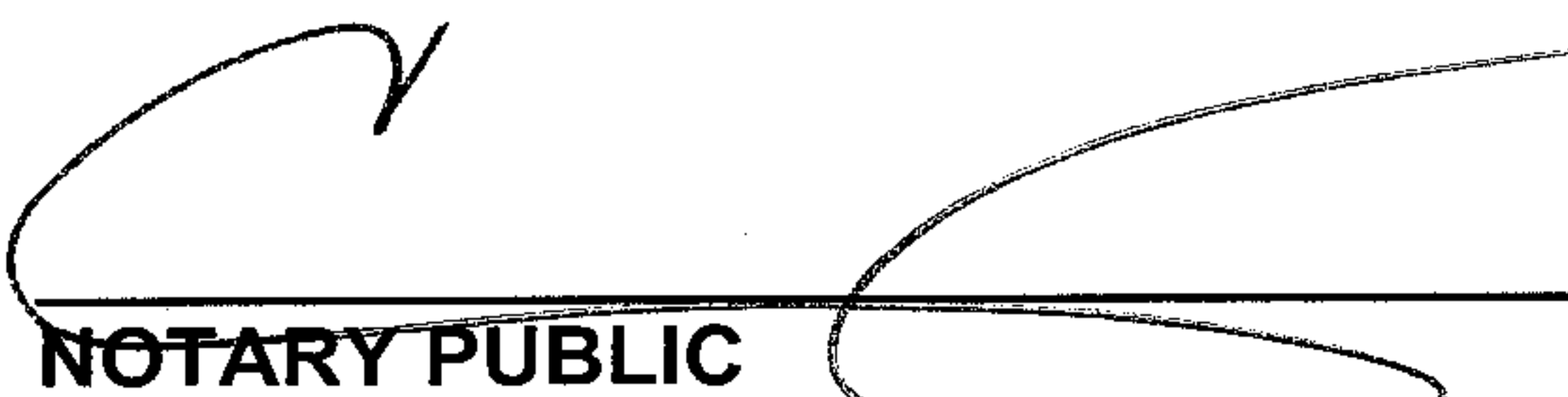

Carlyn R. Williams

STATE OF ALABAMA)
 :
COUNTY OF JEFFERSON)

I, the undersigned, a Notary Public, in and for said County and State, hereby certify that Carlyn R. Williams, 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 ~~26th~~ day of ~~July~~, 2010.

3rd August


NOTARY PUBLIC
My Commission Expires: 6/5/2011

