This deed prepared by:

Sparks Law Firm, LLC 2635 Valleydale Road, Suite 200 Birmingham, AL 35244

Direct: 205-215-8433

Grantees Address:

Gary C. Wallace and Gloria R. Wallace 3612 Shandwick Place Birmingham, AL 35242

STATE OF ALABAMA COUNTY OF SHELBY

WARRANTY DEED

WITH RIGHT OF SURVIVORSHIP

KNOW ALL MEN BY THESE PRESENTS, That for and in consideration of the sum of Four Hundred Fifty Thousand and No/100ths (\$450,000.00) Dollars, and other good and valuable consideration paid to the undersigned JOANN CANTAVESPRE, an unmarried woman, (herein referred to as "Grantor"), in hand paid by GARY C. WALLACE and GLORIA R. WALLACE, husband and wife, (herein referred to as "Grantees"), the receipt of which is hereby acknowledged, the said Grantor does by these presents grant, bargain, sell and convey unto the said Grantees, during their joint lives and upon the death of either of them, then to the survivor of them in fee simple, together with every contingent remainder and right of reversion, all the Grantor's interest in the following-described real estate situated in, SHELBY COUNTY, ALABAMA, to-wit:

Lot 98, according to the Map and Survey of Greystone – 1<sup>st</sup> Sector, Phase II, as recorded in Map Book 15, Pages 58, 59, 60 and 61, in the Probate Office of Shelby County, Alabama.

Together with the nonexclusive 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 (which together with all amendments thereto, is hereinafter collectively referred to as the "Declaration").

Subject to easements, encroachments, building set back lines, right-of-ways as shown of record by recorded plat or other recorded instrument, including any amendments thereto.

TO HAVE AND TO HOLD unto the said Grantees for and during their joint lives as joint tenants and upon the death of either of them, then to the survivorship of them in fee simple, and to Grantees' heirs and assigns of such survivor forever.

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20110325000095760 1/2 \$165.00 Shelby Cnty Judge of Probate, AL 03/25/2011 04:07:53 PM FILED/CERT GRANTOR does for Grantor's and Grantor's heirs and assigns forever hereby covenant with GRANTEES that Grantor is lawfully seized in fee simple of said premises; that the premises are free from all encumbrances, unless otherwise noted above; that Grantor has a good right to sell and convey the same as aforesaid; and to forever warrant and defend the title to the said lands against all claims whatever.

IN WITNESS WHEREOF, the said Grantor has hereunto set her hands and seal on this 18th day of March, 2011.

Joann Cantavespre

## STATE OF ALABAMA COUNTY OF SHELBY

I, the undersigned authority, a Notary Public, hereby certify that Joann Cantavespre, whose name is signed to the foregoing instrument or conveyance, and who is known to me, and with full authority, acknowledged before me on this day that, being informed of the contents of the conveyance, she executed the same voluntarily and with full authority on the day the same bears date.

Given under my hand this the 18th day of March, 2011.

(SEAL)

C. Ryan Sparks, Notary Public

My commission expires: December 18, 2011

NOTARY PUBLIC ROLLINGS OF ATE ATTENDED TO STATE ATTENDED TO STATE

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