

This instrument was prepared by:
Clayton T. Sweeney, Attorney
2700 Hwy. 280E, Suite 290E
Birmingham, AL 35223

SEND TAX NOTICE TO:
THOMAS PATRICK CAULEY, II
JANIE L. CAULEY
5133 Greystone Way
Birmingham, AL 35242

STATE OF ALABAMA}
COUNTY OF SHELBY}

Warranty Deed/TWROS

KNOW ALL MEN BY THESE PRESENTS, That in consideration of FIVE HUNDRED FIVE THOUSAND DOLLARS AND NO/100'S (\$505,000.00) to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt of whereof is acknowledged, we, F. MICHAEL LACHINA and wife, DEBORAH R. LACHINA, (herein referred to as grantors) do grant, bargain, sell, and convey unto THOMAS PATRICK CAULEY, II and JANIE L. CAULEY (herein referred to as GRANTEES) as joint tenants, with right of survivorship, the following described real estate, situated in Shelby County, Alabama:

Lot 31, according to the Survey of Greystone, 4th Sector, as recorded in Map Book 16, Page 89 A, B, & C, in the Probate Office of Shelby County, Alabama; being situated in 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 and all amendments thereto.

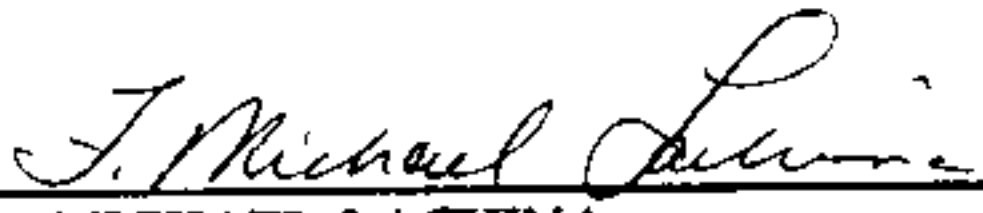

Subject to:
Ad valorem taxes for 1995 and subsequent years not yet due and payable until October 1, 1995. Existing covenants and restrictions, easements, building lines, and limitations of record.

\$203,150.00 of the purchase price recited above was paid from 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 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, and that I/we will and my/our heirs, executors, and administrators shall warrant and defend the same to the said GRANTEES, their heirs executors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, we have hereto set our hands and seals, this the 3rd day of May, 1995.


F. MICHAEL LACHINA

DEBORAH R. LACHINA

STATE OF ALABAMA}
JEFFERSON COUNTY}

I, the undersigned authority, a Notary Public in and for said County in said State, hereby certify that F. MICHAEL LACHINA and DEBORAH R. LACHINA, whose names 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 3rd day of May, 1995


Notary Public

My Commission Expires: 5/29/95

Inst # 1995-12075

05/08/1995-12075
03:30 PM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
001 MEL 310.50

Inst # 1995-12075

CLAYTON T. SWEENEY, ATTORNEY AT LAW