

THIS INSTRUMENT PREPARED BY:

SEND TAX NOTICE TO:

JAMES R. MONCUS, JR.  
ATTORNEY AT LAW  
1318 ALFORD AVENUE SUITE 102  
BIRMINGHAM AL 35226

M. Byrom Corporation  
2526 Valleydale Road #100  
Birmingham, Alabama 35244

**WARRANTY DEED**

STATE OF ALABAMA )

JEFFERSON COUNTY )

KNOW ALL MEN BY THESE PRESENTS, that in consideration of **One Hundred Thirty-Five Thousand and no/100 Dollars (\$135,000.00)** to the undersigned grantor (whether one or more, in hand paid by the grantee herein, the receipt whereof is acknowledged, I or we,

**LUIS H. GONZALEZ AND WIFE, GINGA H. GONZALEZ**

(herein referred to as Grantor, whether one or more), grant, bargain, sell and convey all his right, title and interest unto

**M. BYROM CORPORATION**

(herein referred to as Grantee, whether one or more), the following described real estate, situated in **Shelby County, Alabama**, to-wit:

**Lot 20, according to the Survey of Greystone, 5th Sector, Phase II, as recorded in Map Book 17, Page 118, in the Probate Office of Shelby County, Alabama; being situated in 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 ad valorem taxes for the current year and thereafter.

Subject to all easements, restrictions, and rights-of-way of record.

**NOTE: This is non-homestead property of the Grantor herein.**

**TO HAVE AND TO HOLD**, the same unto the Grantee, his, her or their heirs and assigns forever.

And I (we) do, for myself (ourselves) and for my (our) heirs, executors and administrators, covenant with said grantee, his, her or 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 stated 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 grantee, his, her or their heirs and assigns forever, against the lawful claims of all persons.

02/15/1996 -04950  
03:17 PM CERTIFIED  
SHELBY COUNTY JUDGE OF PROBATE  
002 MCD 146.00

Inst # 1996-04950

IN WITNESS WHEREOF, I (we) have hereunto set my (our) hand(s) and seal(s)  
this 1st day of February, 1996.

  
LUIS A. GONZALEZ

  
GINGA H. GONZALEZ

STATE OF ALABAMA )

JEFFERSON COUNTY )

I, the undersigned, a Notary Public in and for said County, in said State, hereby  
certify that, **Luis A. Gonzalez and wife, GINGA H. Gonzalez**, 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 seal this 1st day of February, 1996.

  
\_\_\_\_\_  
NOTARY PUBLIC

My Commission Expires: 2/23/96

Inst # 1996-04950

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