Send tax notice to: Patrick Foster and wife, Kelly Foster 524 Castle Bridge Lane Birmingham, Alabama 35242

This instrument prepared by: James R. Moncus, Jr. 1313 Alford Avenue Birmingham, AL 35226

STATE OF ALABAMA COUNTY OF SHELBY

WARRANTY DEED

06/24/1997-1964C 06/24/1997-1964C 8=17 AM CERTIFIE 8=17 AM CERTIFIE SKEBY COUNTY JUNGE OF PROBATE MAS NOT

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of Seven Hundred Seventy-One Thousand Three Hundred Ninety-Five and no/100 Dollars (\$771,395.00) in hand paid to the undersigned, M. Byrom Corporation, an Alabama Corporation, (hereinafter referred to as the "Grantor") by Patrick Foster and wife, Kelly Foster, (hereinafter referred to as the "Grantees"), the receipt and sufficiency of which is hereby acknowledged, the Grantor does, by these presents, grant, bargain, sell, and convey unto the Grantees, as joint tenants, with right of survivorship, the following described real estate situated in Shelby County, Alabama, to-wit:

SEE ATTACHED EXHIBIT "A" FOR LEGAL DESCRIPTION.

(\$370,000.00 of the purchase price was paid from a mortgage loan closed simultaneously with delivery of this deed.)

TO HAVE AND TO HOLD unto the Grantees, as joint tenants, with right of survivorship, their heirs, executors, administrators and assigns forever.

The Grantor does for itself, its successors and assigns, covenant with the said Grantees, their heirs, executors, administrators and assigns, that it is lawfully seized in fee simple of said premises; that they are free from all encumbrances, except as noted above; that it has a good right to sell and convey the same as aforesaid; and that it will, and its successors and assigns shall, warrant and defend the same to the Grantees, their heirs, executors, administrators and assigns forever against the lawful claims of all persons.

IN WITNESS WHEREOF, the Grantor, by its President, Marty Byrom, who is authorized to execute this conveyance, has hereunto set its signature and seal on this the 23rd day of June, 1997.

M. BYROM CORPORATION

By: Marty Byrom Its President	
STATE OF ALABAMA)	
EFFERSON COUNTY)	

I, the undersigned, a Notary Public in and for said County in said State, hereby certify that Marty Byrom, whose name as President of M. Byrom Corporation, a corporation, is signed to the foregoing instrument and who is known to me, acknowledged before me on this day that, being informed of the contents of the instrument, he, as such officer and with full authority, executed the same voluntarily for and as the act of said corporation.

Given under my hand and official seal this the 23rd day of June, 1997.

Notary Public

My Commission expires: 🙎

[NOTARIAL SEAL]

"EXHIBIT A"

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 AMENDMENTS THERETO.

SUBJECT TO:

- 1. Ad valorem taxes due and payable October 1, 1997.
- 2. 10 foot easement on rear of lot as shown on recorded map.
- 3. Restrictions as shown on recorded map.
- 4. Restrictions and covenants appearing of record in Inst. #1993-32840 and Inst. #1994-21006.
- 5. Mineral and mining rights not owned by grantor, it being the intention of grantor to convey only such mineral and mining rights as they might own without warranty.

Inst # 1997-19640

O6/24/1997-19640
O8:17 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
003 NCD 415.00