

SEND TAX NOTICES TO:

Donald S. DeCastro  
Dawn J. DeCastro  
5160 Greystone Way  
Birmingham, AL 35242

WARRANTY DEED

STATE OF ALABAMA        )  
COUNTY OF SHELBY        )

KNOW ALL MEN BY THESE PRESENTS, that in consideration of the sum of Five Hundred Sixty-Five Thousand and No/100 Dollars (\$565,000.00) and other good and valuable consideration to the undersigned grantors, in hand paid by the grantee herein, the receipt of which is hereby acknowledged **PERRY W. DONAHOO, AN UNMARRIED MAN**, (herein referred to as "Grantor"), hereby grants, bargains, sells, and conveys unto Donald S. DeCastro and wife, Dawn J. DeCastro, (herein referred to as "Grantee"), as joint tenants with rights of survivorship, their interest in the following described real estate situated in Shelby County, Alabama, to wit:

Lot 76, according to the Survey of Greystone, 5<sup>th</sup> Sector, Phase 1, as recorded in Map Book 17, page 72 A, B & C, in the Probate Office 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 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, together with all amendments thereto.


Subject to all easements, restrictions, covenants, rights of way of record; taxes for 2002 and subsequent years not yet due and payable.

\$ 395,500.00 of the purchase price recited herein was paid from the proceeds of a mortgage loan closed simultaneously herewith.

TO HAVE AND TO HOLD the described premises to Grantees, as joint tenants with right of survivorship, their heirs, executors, successors 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 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 THE GRANTOR does for his heirs and executors, successors and assigns, covenant with said Grantee, their heirs, executors, successors and assigns, that Grantor is lawfully seized in fee simple of the premises, that he is free from all encumbrances, unless otherwise noted above, that Grantor has good right to sell and convey the same as aforesaid, and that Grantor will and his heirs and executors, successors and assigns shall warrant and defend same to said Grantee, their heirs, executors, successors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the Grantor has signed and sealed this Deed on the 24<sup>th</sup> day of January, 2002.

  
(GRANTOR) PERRY W. DONAHOO

STATE OF GEORGIA        )  
Clayton COUNTY        )

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Perry W. Donahoo, whose name 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 this instrument, he executed the same voluntarily on the day the same bears date.

Given under my hand and official seal, this the 24<sup>th</sup> day of January, 2002.

Ben Huffco  
NOTARY PUBLIC  
My Commission Expires: November 28, 2005  
THIS INSTRUMENT PREPARED BY:  
Anne R. Strickland, Attorney at Law  
5330 Stadium Trace Parkway, Suite 250  
Birmingham, Alabama 35244

Inst # 2002-06202

02/05/2002-06202  
02:31 PM CERTIFIED  
SHELBY COUNTY JUDGE OF PROBATE  
001 CH 180.50