



20030529000332760 Pg 1/2 178.00
Shelby Cnty Judge of Probate, AL
05/29/2003 10:54:00 FILED/CERTIFIED

This instrument was prepared by:

(Name) Larry L. Halcomb

Send Tax Notice To: Joan Evans

(Address) 3512 Old Montgomery Highway
Birmingham, AL 35209

name
8246 Wynwood Drive
address
Helena, AL 35080

WARRANTY DEED-

STATE OF ALABAMA }
Jefferson COUNTY } KNOW ALL MEN BY THESE PRESENTS:

That in consideration of ONE HUNDRED SIXTY FOUR THOUSAND AND NO/100-----
-----DOLLARS (\$164,000.00)
to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged, I
or we, Tracy Dale Greene and wife, Robin S. Greene

(herein referred to as grantor, whether one or more), grant, bargain, sell and convey unto Joan Evans

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

Lot 319, according to the Resurvey of Lot 319, Wyndham, Wynwood Sector, Phase
II, as recorded in Map Book 24, Page 14, in the Probate Office of Shelby
County, Alabama.

Subject property is the same as that conveyed to the present owners in deed
recorded in Inst. No. 1998-42548.

Subject to taxes for 2003.

Subject to items on attached Exhibit "A".
Minerals and mining rights excepted.

TO HAVE AND HOLD to the said 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 the 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; that I (we) will and my (our)
heirs, executors and administrators shall warrant and defend the same to the said GRANTEES, their heirs and assigns forever, against
the lawful claims of all person.

IN WITNESS WHEREOF, we have hereunto set our hand(s) and seal (s), this 27th
day of May, 2003

_____(Seal) Tracy Dale Greene (Seal)
_____(Seal) Robin S. Greene (Seal)
_____(Seal) _____ (Seal)

STATE OF ALABAMA }
Jefferson COUNTY } General Acknowledgment

I, Larry L. Halcomb, a Notary Public in and for the said County, in said State, hereby certify that
Tracy Dale Greene and wife, Robin S. Greene
whose name(s) 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 hands and official seal this 27th day of May A.D., 2003

Larry L. Halcomb Notary Public
My Commission Expires January 23, 2006

EXHIBIT "A"

Taxes for the year 2003 and subsequent years.

20 foot building line as shown on recorded map.

5 foot easement on the south and west side of lot as shown on recorded map.

Title to all minerals within and underlying the premises, together with all mining rights and other rights, privileges and immunities relating thereto as recorded in Deed Volume 324, Page 362.

Right of Way granted to Alabama Power Company recorded in Shelby Real 1, Page 332.

Restrictions and covenants appearing of record in Instrument No. 1997-34380.