

## CORPORATION WARRANTY DEED

STATE OF ALABAMA

SHELBY COUNTY

**KNOW ALL MEN BY THESE PRESENTS**, that in consideration of the sum of \$955,000.00 and other valuable considerations to the undersigned Grantor(s) in hand paid by the Grantee(s) herein, the receipt of which is hereby acknowledged, I/we, **STACY ALLISTON DESIGN AND BUILDING, INC.**, herein referred to as Grantor(s), does hereby GRANT, BARGAIN, SELL AND CONVEY unto **CHRISTOPHER L. FRANKEL AND LORRI FRANKEL, HUSBAND AND WIFE** referred to as Grantee(s), as joint tenants with right of survivorship, the following described real estate, situated in Shelby County, State of Alabama, to wit:

**LOT 721, ACCORDING TO THE SURVEY OF GREYSTONE LEGACY, 7<sup>TH</sup> SECTOR, AS RECORDED IN MAP BOOK 30, PAGE 43 A, B AND C, IN THE OFFICE OF THE JUDGE OF PROBATE OF SHELBY COUNTY, ALABAMA; BEING SITUATED IN SHELBY COUNTY, ALABAMA.**

**\$716,250.00 AND \$143,250.00 OF THE ABOVE CONSIDERATION WAS PAID FROM THE PROCEEDS OF THOSE MORTGAGES CLOSED SIMULTANEOUSLY HERewith.**

SUBJECT TO: Easements, restrictive covenants and right of ways as shown by the public records.

Ad valorem taxes for the year 2004, are a lien, but not yet due and payable, and any subsequent years.

TO HAVE AND TO HOLD, the aforegranted premises to the said GRANTEE(S) 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 survives the other, the entire interest in fee simple shall be owned by the surviving Grantee, and if one does not survive the other, then the heirs and assigns FOREVER.

And GRANTOR(S) do covenant with the said GRANTEE(S), their successors and assigns, that they have lawfully seized in fee simple of the aforementioned premises; that they are free from all encumbrances, except as hereinabove provided; that they have a good right to sell and convey the same to the GRANTEE(S), their successors and assigns, and that GRANTOR(S) will WARRANT and DEFEND the premises to the said GRANTEE(S), their successors and assigns forever, the lawful claims and demands of all persons, except as hereinabove provided.

IN WITNESS WHEREOF, STACY ALLISTON DESIGN AND BUILDING, INC, by and through STACY ALLISTON its PRESIDENT, who are authorized to execute this conveyance, has hereto set their signatures and seal, this 19th day of August, 2004.

STACY ALLISTON DESIGN AND BUILDING,  
INC.

BY:   
STACY ALLISTON, PRESIDENT

\_\_\_\_\_  
WITNESS

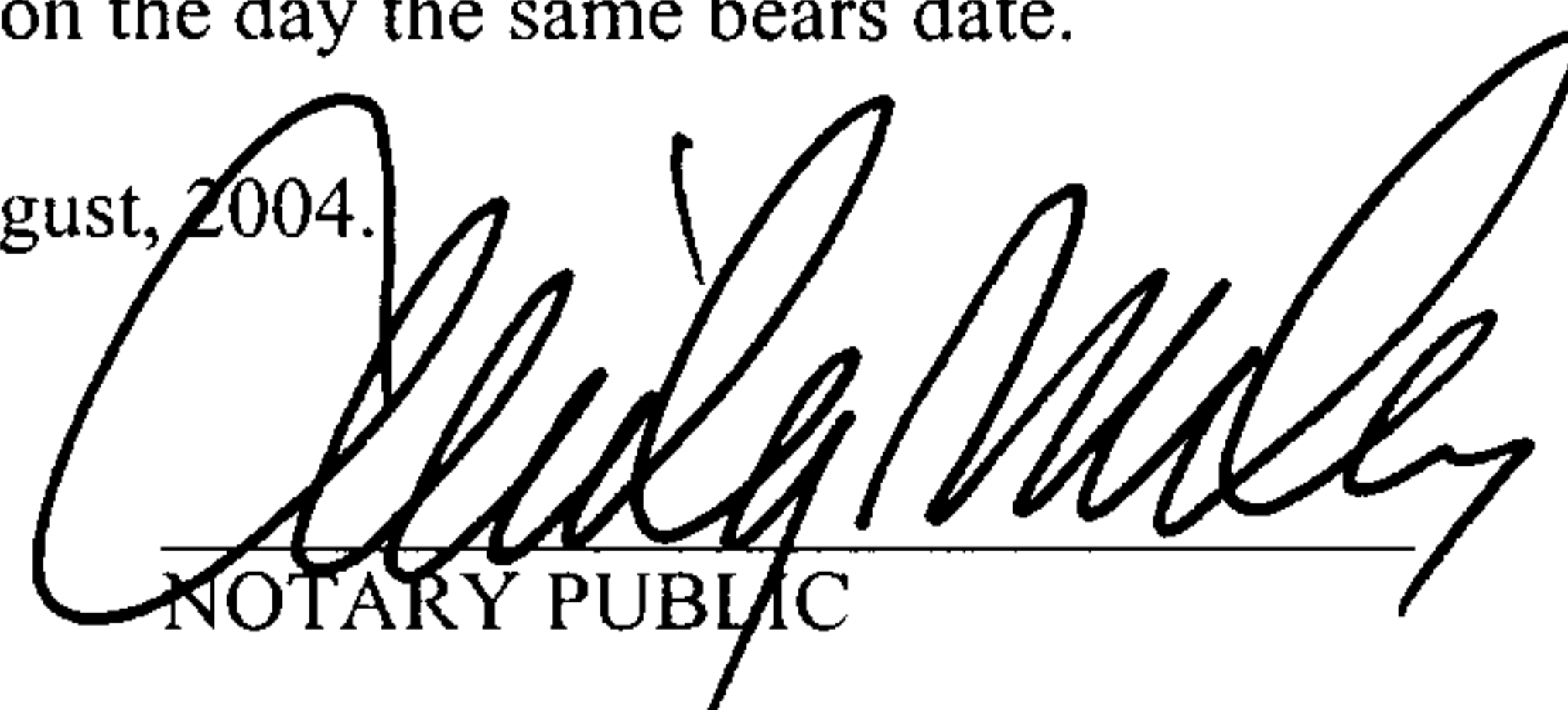
BY: \_\_\_\_\_

\_\_\_\_\_  
WITNESS

STATE OF ALABAMA  
COUNTY OF JEFFERSON

I, the undersigned authority, the undersigned a Notary Public in and for said State and County, hereby certify that Stacy Alliston, whose name as President, of Stacy Alliston Design and Building, Inc., is signed to the foregoing conveyance and who is/are known to me acknowledged before me on this day, that, being informed of the contents of the conveyance, he/she/they as such officer(s) and with full authority, executed the same voluntarily for and as the act of said corporation on the day the same bears date.

Given under my hand and official seal this 19<sup>th</sup> day of August, 2004.

  
NOTARY PUBLIC

THIS INSTRUMENT PREPARED BY:  
CHRISTOPHER P. MOSELEY  
Moseley & Associates, P.C.  
3800 COLONNADE PARKWAY, SUITE 630  
BIRMINGHAM, ALABAMA 35243

SEND TAX NOTICE TO:  
CHRISTOPHER L. FRANKEL  
1085 ROYAL MILE  
BIRMINGHAM, ALABAMA 35242

CHRISTOPHER P. MOSELEY ✓  
MY COMMISSION EXPIRES 10/27/05