

**SEND TAX NOTICES TO:**

Robert L. Perry  
3549 Shandwick Place  
Birmingham, Alabama 35242

*Sales Price*

*\$526,000.00*

**WARRANTY DEED**



STATE OF ALABAMA )  
COUNTY OF SHELBY )

**KNOW ALL MEN BY THESE PRESENTS**, that in consideration of the sum of Five Hundred and no/100 Dollars (\$500.00) and other good and valuable consideration to the undersigned grantors, in hand paid by the grantee herein, the receipt of which is hereby acknowledged **CHRISTOPHER P. KANIUT and Wife, SUSAN A. KANIUT**, (herein referred to as "Grantor"), hereby grants, bargains, sells, and conveys unto Robert L. Perry and Sarah J. Perry, (herein referred to as "Grantee") , their interest in the following described real estate situated in Shelby County, Alabama, to wit:

Lot 38, according to the Map and Survey of Greystone, 1<sup>st</sup> Sector, as recorded in Map Book 14, Page 91 A & B, in the Probate Office of Shelby County, Alabama.

TOGETHER with the non-exclusive easements 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, in Book 317, Page 260 and amended in Book 346, Page 942.

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

**TO HAVE AND TO HOLD** the described premises to Grantee, her heirs, executors, successors and assigns forever.

**AND THE GRANTOR** does for their heirs and executors, successors and assigns, covenant with said Grantee, her heirs, executors, successors and assigns, that Grantor is lawfully seized in fee simple of the premises, that they are 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 their heirs and executors, successors and assigns shall warrant and defend same to said Grantee, her 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 18 day of October, 2003. Effective date: November 5, 2004

*Christopher P. Kaniut*  
\_\_\_\_\_  
(GRANTOR) Christopher P. Kaniut

*Susan A. Kaniut*  
\_\_\_\_\_  
(GRANTOR) Susan A. Kaniut

STATE OF ALABAMA )  
JEFFERSON COUNTY )

I, the undersigned, a Notary Public in and for said County, in said State, hereby state that Christopher P. Kaniut and Susan A. Kaniut, whose names are signed to the foregoing instrument and who are known to me, acknowledged before me on this day that, being informed of the contents of this instrument, they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal, this the 18 day of October, 2003.

*[Signature]*  
\_\_\_\_\_  
NOTARY PUBLIC  
My Commission Expires: 10/29/06

THIS INSTRUMENT PREPARED BY:  
Anne R. Strickland, Attorney at Law  
5330 Stadium Trace Parkway, Suite 250  
Birmingham, Alabama 35244