



20060306000104850 1/1 \$112.00  
Shelby Cnty Judge of Probate, AL  
03/06/2006 03:00:17PM FILED/CERT

SEND TAX NOTICE TO: TROY NIDAY AND PAMELA NIDAY  
4292 MILNER ROAD EAST  
BIRMINGHAM, ALABAMA 35242

Shelby County, AL 03/06/2006  
State of Alabama

Deed Tax: \$101.00

### WARRANTY DEED

#### WARRANTY DEED, JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR

STATE OF ALABAMA:  
COUNTY OF SHELBY:

**KNOW ALL MEN BY THESE PRESENTS**, that in consideration of \$409,500.00 and other valuable considerations to the undersigned GRANTOR or GRANTORS in hand paid by the GRANTEE(S) herein, the receipt whereof, is hereby acknowledged I/we, **BART CASEY and DAVINA S. CASEY, HUSBAND AND WIFE**, (herein referred to as GRANTOR(S)), do hereby GRANT, BARGAIN, SELL and CONVEY unto **TROY NIDAY and PAMELA NIDAY**, (herein referred to as GRANTEE(S)) for and during their joint lives and upon the death of either of them, then to the survivor of them in fee simple, together with every contingent remainder and right of reversion, the following described real estate, situated in the **County of SHELBY, and State of Alabama**, to-wit:

LOT 2-A, ACCORDING TO THE SURVEY OF GREYSTONE FARMS RESURVEY OF LOT 2, LOT 135 AND LOT 136, MILNER'S CRESCENT SECTOR, PHASE 4, AS RECORDED IN MAP BOOK 25, PAGE 11, REVISED IN MAP BOOK 27, PAGE 71, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.

TOGETHER WITH NONEXCLUSIVE EASEMENT TO USE THE PRIVATE ROADWAYS, COMMON AREAS AND HUGH DANIEL DRIVE, ALL A MORE PARTICULARLY DESCRIBED IN GREYSTONE FARMS DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS IN INSTRUMENT #1995-16401 IN THE OFFICE OF THE JUDGE OF PROBATE OF SHELBY COUNTY, ALABAMA.

\$308,500.00 of the above consideration was paid from the proceeds of that mortgage closed simultaneously herewith.

Subject to easements, restrictive covenants and ad valorem taxes of record.

TO HAVE AND TO HOLD to the said GRANTEES for and during their joint lives and upon the death of either of them, then to the survivor of them in fee simple, and to their heirs and assigns of such survivor forever, together with every contingent remainder and right of reversion.

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, that I (we) have a good right to sell and convey the same to the said GRANTEES, their heirs and assigns forever, against the lawful claims of all persons, except as to the hereinabove restrictive covenants, conditions, easements and ad valorem taxes of record and do hereby WARRANT AND WILL FOREVER DEFEND the title to said property and the possession thereof.

IN WITNESS WHEREOF, we have hereunto set our hands and seals, this 28th day of February, 2006.

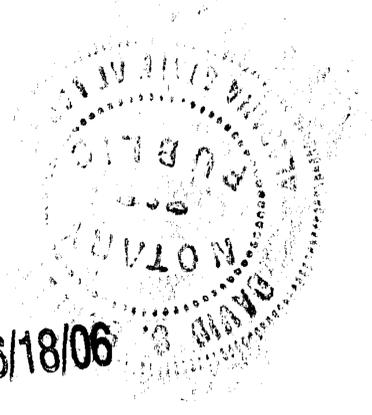
\_\_\_\_\_  
\_\_\_\_\_  
*Bart Casey* (L.S.)  
**BART CASEY**  
*Davina S. Casey* (L.S.)  
**DAVINA S. CASEY**

THE STATE OF ALABAMA:  
COUNTY OF JEFFERSON

I, the undersigned, a Notary Public in and for said State hereby certify that BART CASEY and DAVINA S. CASEY, whose name(s) is/are 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 executed the same voluntarily on the day the same bears date.

Given under my hand official seal this 28th day of February, 2006.

*David S. Snoddy*  
\_\_\_\_\_  
Notary Public  
My commission exp \_\_\_\_\_



Prepared by:  
✓ CHRISTOPHER P. MOSELEY  
MOSELEY & ASSOCIATES, P.C.  
3800 COLONNADE PARKWAY, SUITE 630  
BIRMINGHAM, AL 35243

**DAVID S. SNODDY**  
**MY COMMISSION EXPIRES 6/18/06**