

SEND TAX NOTICE TO:  
Michael J. Hefron  
(Name) Karen B. Hefron  
3612 Shandwick Place  
(Address) Birmingham, AL 35242

This instrument was prepared by  
(Name) Clayton T. Sweeney  
2100 SouthBridge Parkway Suite 650  
(Address) Birmingham, AL 35209

Form TITLE 5400 1-84  
CORPORATION FORM WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP - THE TITLE GROUP INCORPORATED

STATE OF ALABAMA }  
COUNTY OF Shelby } KNOW ALL MEN BY THESE PRESENTS.

That in consideration of Three Hundred Eighty Thousand and NO/100-----Dollars

to the undersigned grantor, McCay Home Builders, Inc. a corporation,  
(herein referred to as GRANTOR), in hand paid by the GRANTEES herein, the receipt of which is hereby acknowledged, the said GRANTOR  
does by these presents, grant, bargain, sell and convey unto

Michael J. Hefron and Karen B. Hefron

(herein referred to as GRANTEES) as joint tenants, with right of survivorship, the following described real estate, situated in  
Shelby County, Alabama, to-wit:

Lot 98, according to the Survey of Greystone, 1st Sector, Phase II, as recorded  
in Map Book 15, Pages 58, 59, 60 and 61, in the Probate Office of Shelby County,  
Alabama; being situated in Shelby County, Alabama.

Together with the non-exclusive easment to use the private roadways, Common areas  
and Hugh Daniel Drive, all as more particularly described in the Greystone  
Residential Declaration of Covenantsm, Conditions and Restirctions dated November 6,  
1990, and recorded in Real 317, Page 260, in the Probate Office of Shelby County,  
Alabama, and all amendments thereto.

Subject to:  
Advalorem taxes for the year 1993 which are a lien but are not due and  
payable until October 1, 1993.  
Existing easements, restrictions, rights-of-way, set-back lines and  
limitations, of record.

\$280,000.00 of the consideration was paid from the proceeds of a mortgage loan  
closed simultaneously herewith.

Inst # 1992-26222  
11/09/1992-26222  
12:46 PM CERTIFIED  
SHELBY COUNTY JUDGE OF PROBATE  
001 MCD 106.50

Return To:  
Corley, Moncus & Ward, P.C.  
2100 SouthBridge Parkway  
Suite 650  
Birmingham, AL 35209

TO HAVE AND TO HOLD Unto the said GRANTEES 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 herein 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 said GRANTOR  
does for itself, its successors and assigns, covenant with said GRANTEES, their heirs and assigns, that is lawfully seized in fee simple of said  
premises, that they are free from all encumbrances, unless otherwise noted above, that it has a good right to sell and convey the same as aforesaid,  
and that it will and its successors and assigns shall, warrant and defend the same to the said GRANTEES, their heirs, executors and assigns  
forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the said GRANTOR, by its President, Steve M. McCay  
who is authorized to execute this conveyance, has hereto set its signature and seal, this the 30th day of October 19 92  
McCay Home Builders, Inc.

ATTEST:  
\_\_\_\_\_  
Secretary  
By Steve M. McCay, Pres.  
Steve M. McCay, its President

STATE OF ALABAMA }  
COUNTY OF JEFFERSON }

I, Clayton T. Sweeney a Notary Public in and for said County in said  
State, hereby certify that Steve M. McCay  
whose name as President of McCay Home Builders, Inc.  
a corporation, is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this day that, being informed of the  
contents of the conveyance, he, as such officer and with full authority, executed the same voluntarily for and as the act of said corporation.

Given under my hand and official seal, this the 30th day of October 19 92  
\_\_\_\_\_  
Notary Public