

Send Tax Notice To:
L.B. Harkins
1140 Berwick Road
Birmingham Alabama 35242
PID#

4-00805

GENERAL WARRANTY DEED

STATE OF ALABAMA
Shelby COUNTY

KNOW ALL MEN BY THESE PRESENTS, That in consideration of

One Hundred Forty-Four Thousand Two Hundred Seventy-Two and 00/100'S ***
(\$144,272.00)

to the undersigned Grantor,

Greystone Ridge Partnership, an Alabama General Partnership

(herein referred to as Grantor) does by these presents grant, bargain, sell and convey unto

L.B. Harkins

(herein referred to as Grantee, whether one or more), in fee simple, together with every contingent remainder and right of reversion, the following described real estate, situated in **Shelby County, Alabama**, to-wit:

Lot 21, according to the Survey of Greystone Ridge Garden Homes, as recorded in Map Book 16, Page 31, in the Probate Office of Shelby County, Alabama; being situated in Shelby County, Alabama.

\$ 46000 of the above recited consideration was paid from the proceeds of a mortgage loan of even date executed simultaneously herewith.

Subject to Ad Valorem taxes for the year 1994 and subsequent years not yet due and payable.

Subject to covenants and restrictions, building lines, easements and rights of way of record.

Subject to Mineral and Mining rights of record and all rights and privileges incident thereto.

TOGETHER WITH all and singular, the rights and privileges, hereditaments, and appurtenances thereto belonging or in anywise appertaining.

TO HAVE AND TO HOLD, To the said Grantee, his, her or their heirs and assigns forever.

And said Grantor does for itself, its successors and assigns, covenant with said Grantee, his, her or their heirs and assigns, that it is lawfully seized in fee simple of said premises, that they are free from all encumbrances, 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 Grantee, his, her or their heirs, executors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the said Grantor by **Gary R. Dent** its **General Partner**, who is authorized to execute this conveyance, hereto set its signature and seal this **30th** day of **December, 1993**.

Greystone Ridge Partnership

By: 
Gary R. Dent, General Partner

**STATE OF ALABAMA
SHELBY COUNTY**

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that **Gary R. Dent** whose name as **General Partner of Greystone Ridge Partnership, an Alabama General Partnership**, 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/she as General Partner and with full authority executed the same voluntarily for and as the act of said partnership on the day the same bears date.

Given under my hand and official seal, this **30th** day of **December, 1993**.



Notary Public
My commission expires: 09/21/94

93509AB

This Instrument prepared by:

W. Russell Beals, Jr., Attorney at Law
BEALS & ASSOC., P.C.
#10 Inverness Center Parkway
Suite 110
Birmingham, AL 35242-4818

Inst # 1994-00805

01/10/1994-00805
10:40 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
002 MCD 109.50