

This instrument was prepared by  
(Name) William H. Halbrooks  
(Address) 704 Independence Plaza

Send Tax Notice To: Kenneth D. Posey III  
name  
1180 Berwick Road  
address Birmingham, AL 35242

WARRANTY DEED-

STATE OF ALABAMA  
Jefferson COUNTY

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of One Hundred Thirty Thousand Eight Hundred and no/100 Dollars

to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged, or we,

Greystone Ridge Partnership, an Alabama General Partnership

(herein referred to as grantor, whether one or more), grant, bargain, sell and convey unto

Kenneth D. Posey III

(herein referred to as grantee, whether one or more), the following described real estate, situated in Shelby County, Alabama, to-wit:

Lot 40, 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. Mineral and mining rights excepted.

Subject to current taxes, easements and restrictions of record.

\$103,900.00 of the purchase price recited above was paid from a mortgage loan closed simultaneously herewith.

Inst # 1994-07517

03/08/1994-07517  
12:17 PM CERTIFIED  
SHELBY COUNTY JUDGE OF PROBATE  
DQ1 MCD 43.15

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

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, unless otherwise noted above; that I (we) have a good right to sell and convey the same as aforesaid; that I (we) will and my (our) heirs, executors and administrators shall warrant and defend the same to the said GRANTEES, their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, I have hereunto set my hands(s) and seal(s), this 28th day of February, 1994.

GREYSTONE RIDGE PARTNERSHIP, AN ALABAMA  
GENERAL PARTNERSHIP

By: Gary R. Dent (Seal)  
Gary R. Dent, Managing Partner (Seal)

(Seal)

(Seal)

(Seal)

STATE OF ALABAMA  
Jefferson COUNTY

General Acknowledgment

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Gary R. Dent, Managing Partner of Greystone Ridge Partnership, an Alabama General Partnership, whose name 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 executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 28th day of February, A. D., 1994.

William H. Halbrooks  
Notary Public