

# CORPORATION WARRANTY DEED

STATE OF ALABAMA  
JEFFERSON COUNTY

KNOW ALL MEN BY THESE PRESENTS: That in consideration of :  
TWO HUNDRED NINETY FIVE THOUSAND and no/100's Dollars (\$295,000.00) to the undersigned grantor, **WHITE STAR HOMEBUILDERS, INC.** (hereinafter "GRANTOR") a corporation, in hand paid by the grantee herein, the receipt whereof is acknowledged, grantor, a corporation, does grant, bargain, sell and convey unto **EUGENE A. WHITLEY and LINDA W. WHITLEY** as joint tenants with rights of survivorship, (hereinafter "GRANTEE"), all of its interest in the following described real estate, situated in SHELBY County, Alabama:

**LOT 5-A according to the resurvey of Lots 2 and 5, St. Ives, at Greystone as recorded in MAP BOOK 17 page 33 in the Probate Office of the Judge of Shelby County, Alabama. Together with the non exclusive easement to use the private roadways, common areas and Hugh Daniel Drive, all more particularly described in the Greystone Residential Declaration of Covenants, Conditions and Restrictions dated November 6, 1990 and recorded in Real 317 page 260 as amended.**

Mineral and mining rights are not warranted. Subject to any and all other matters of public record including but not limited to any and all restrictions and covenants of record.

\$235,000.00 of the above price is from a purchase money first mortgage granted simultaneously with the deed.

To have and to hold unto the said grantee, their heirs and assigns, forever. And grantor does, for itself and for its successors and assigns covenant with said grantee, their heirs and assigns, that it is lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise stated above; that it has a good right to sell and convey the same as aforesaid; that it will, and its successors and assigns shall warrant and defend the same to the said grantee, their heirs and assigns forever against the lawful claims of all persons.

IN WITNESS WHEREOF, WAYNE SPRADLEY, the vice president of said corporation who is duly authorized, has hereunto set his hand and seal this 20th day of APRIL 1995.

 : WAYNE SPRADLEY  
Vice President : WHITE STAR HOMEBUILDERS, INC.

STATE OF ALABAMA  
JEFFERSON COUNTY

I, the undersigned, a Notary Public, in and for said County in said State, hereby certify that WAYNE SPRADLEY, as the vice president of WHITE STAR HOMEBUILDERS, INC. 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 for and as the act of the corporation with full authority to do so, on the day the same bears date.

GIVEN under my hand and official seal this the 20th day of APRIL 1995.

  
NOTARY PUBLIC

Inst # 1995-10505

04/24/1995-10505  
10:43 AM CERTIFIED  
SHELBY COUNTY JUDGE OF PROBATE

My commission expires: 7-23-1997.

001 SNA 69.00

Prepared by: MARK E. TIPPINS, Attorney at Law - 4 Office Park Circle #215 Birmingham, Alabama 35223 (205) 870-4343

Send tax notice to: EUGENE A. WHITLEY 2108 Cameron Circle Birmingham, Al. 35242.

Inst # 1995-10505