

This instrument was prepared by:  
Clayton T. Sweeney, Attorney \*  
2700 Hwy. 280E, Suite 290E  
Birmingham, AL 35223

SEND TAX NOTICE TO:  
LUCRETIA Y. GAY

4009 Shandwick Lane  
Birmingham, AL 35242

**STATE OF ALABAMA}**  
**SHELBY COUNTY}**

Corporation Form Warranty Deed/TWROS

Inst # 1995-14956

KNOW ALL MEN BY THESE PRESENTS, That in consideration of **THREE HUNDRED TWENTY-FIVE THOUSAND Dollars and No/100's (\$325,000.00)** to the undersigned grantor, **ALAN HOWARD CONSTRUCTION, 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 **LUCRETIA Y. GAY** (herein referred to as **GRANTEES**), the following described real estate, situated in **SHELBY County, Alabama**:

Lot 12, according to the survey of Greystone, 1st Sector, Phase IV, as recorded in Map Book 15 Page 107, in Probate Office of Shelby County, Alabama; being situated in Shelby County, Alabama.

Together with the nonexclusive easement to use the private roadways, Common Areas and Hugh Daniel Drive, all as more particularly described in the Greystone Residential Declaration of Covenants, Conditions and Restrictions 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:**

Ad valorem taxes for 1995 and subsequent years not yet due and payable until October 1, 1995. Existing covenants and restrictions, easements, building lines, and limitations of record.

**TO HAVE AND TO HOLD** Unto the said **GRANTEES**, her heirs and assigns, forever. And said **GRANTOR** does for itself, its successors and assigns, covenant with said **GRANTEES** her 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**, her heirs executors and assigns forever, against the lawful claims of all persons.

**IN WITNESS WHEREOF**, the said **GRANTOR**, by its President, Alan C. Howard, who is authorized to execute this conveyance, has hereto set his signature and seal, this the 2nd day of June, 1995.

ALAN HOWARD CONSTRUCTION, INC.

By:   
Alan C. Howard  
President

**STATE OF ALABAMA}**  
**JEFFERSON COUNTY}**

I, the undersigned authority, a Notary Public in and for said County in said State, hereby certify that Alan C. Howard, whose name as President of **ALAN HOWARD CONSTRUCTION, 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 2nd day of June, 1995.

  
Notary Public

My Commission Expires:

5-29-99

06/08/1995-14956  
10:41 AM CERTIFIED  
SHELBY COUNTY JUDGE OF PROBATE  
001 MCD 333.50