

Form furnished by **LAND TITLE COMPANY**

This instrument was prepared by

Send Tax Notice To:

William H. HalbrooksCharlie F. Chancellor

(Name)

(Name)

704 Independence Plaza3725 Carisbrooke Drive

(Address)

(Address) Birmingham, AL 35226Inst # 1996-10063**WARRANTY DEED**

03/27/1996-10063
02:27 PM CERTIFIED
 SHELBY COUNTY JUDGE OF PROBATE
 001 NCD 9.50

STATE OF ALABAMA

COUNTY OF Jefferson

KNOW ALL MEN BY THESE PRESENTS,

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

to the undersigned grantor, or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we,

S. Eugene Dekich and wife, Nina Dekich

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

Charlie F. Chancellor d/b/a C & W Construction Company

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

Lot 14, according to the Survey of Greystone, 1st Sector, 1st Phase,
 as recorded in Map Book 14, Page 91, in the Probate Office of Shelby
 County, Alabama; being situated in Shelby County, Alabama.

Together with the non-exclusive easements 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. Mineral and mining
 right excepted.

Subject to current taxes, easements and restrictions of record.

\$480,000.00 of the purchase price recited above was paid from a mortgage loan
 closed simultaneously herewith.

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, we have hereunto set our hand(s) and seal(s), this 18th day ofMarch, 19 96.

(Seal)

S. Eugene Dekich (Seal)
 S. Eugene Dekich

(Seal)

Nina Dekich (Seal)
 Nina Dekich

STATE OF ALABAMA

COUNTY OF Jefferson**General Acknowledgment**

I, the undersigned, a Notary Public in and for said County in said State, hereby
 certify that S. Eugene Dekich and wife, Nina Dekich, whose name(s) are signed to the
 foregoing conveyance, and who are known to me, acknowledged before me on this day, that, being informed of the contents of the conveyance,
they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal, this the 18th day of March, 19 96.

Wim Halbrooks
 Notary Public

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