

# CORPORATION WARRANTY DEED

STATE OF ALABAMA )  
JEFFERSON COUNTY )

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of NINETY THOUSAND and no/100 DOLLARS (\$90,000.00) to the undersigned grantor, BILLINGSLEY HOMES INC., an Alabama Corporation, (hereinafter "grantor"), in hand paid by the grantees herein, the receipt whereof is acknowledged, grantor, does grant, bargain, sell and convey unto MARK SHOEMAKER AND LISA M. SHOEMAKER (Grantees"), as joint tenants with rights of survivorship, all of its interest in the following described real estate, situated in SHELBY County, Alabama:

Lot 39, according to the Survey of Greystone, 8th Sector, as recorded in Map Book 20 page 93 A and B, in the Probate Office of Shelby County, Alabama; being situated in Shelby County, Alabama.

Together with the non-exclusive easement to use the private roadways and Common Areas, as more particularly described in the Greystone Residential Declaration of Covenants, Conditions and Restrictions dated November 6, 1990 and recorded in Deed 317 page 260 in the Probate Office of Shelby County, Alabama, and all amendments thereto.

Subject to current taxes, all matters of public record including but not limited to easements, restrictions of record and other matters which may be viewed by observation. Mining and mineral rights excepted. 1996 taxes are currently a lien but are not yet due and payable.

To have and to hold unto the said grantees, their heirs and assigns, forever. And grantor does, for itself and for its successors and assigns covenant with said grantees, their heirs and assigns, that it is lawfully seized in fee simple of said premises; that it is 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 grantees, their heirs and assigns forever against the lawful claims of all persons.

IN WITNESS WHEREOF, WILLIAM T. BILLINGSLEY, President, of said BILLINGSLEY HOMES, INC. who is duly authorized to sign the same, has hereunto set his hand and seal this 17TH day of JUNE, 1996.

  
WILLIAM T. BILLINGSLEY  
FOR: BILLINGSLEY HOMES, INC.

Inst # 1996-19875

06/19/1996-19875  
11:04 AM CERTIFIED  
SHELBY COUNTY JUDGE OF PROBATE  
001 NCD 98.50

STATE OF ALABAMA )  
JEFFERSON COUNTY )

I, MARK E. TIPPINS, the undersigned Notary Public, in and for said County in said State, hereby certify that WILLIAM T. BILLINGSLEY, President of BILLINGSLEY HOMES, INC., and whose name is signed to the foregoing instrument and who is known to me, being informed of the contents of the conveyance, he executed the same voluntarily for and as the act of BILLINGSLEY HOMES, INC. with full authority to do so, on the day the same bears date.

  
Notary Public

My commission expires: 7-23-1997.

Prepared by: Mark E. Tippins, Attorney, 4 Office Park Circle, Suite 215, Birmingham, AL. 35223.

Send Tax Notice to: MARK SHOEMAKER, 5319 Greystone Way, Hoover, AL. 35242

Inst # 1996-19875