

Send Tax Notice to:  
Allan L. Kennedy  
Elaine J. Kennedy  
8035 Greystone Green  
Hoover, AL 35242

This Instrument Prepared By:

Harold H. Goings  
Spain & Gillon, L.L.C.  
2117 Second Avenue North  
Birmingham, Alabama 35203

**WARRANTY DEED**

STATE OF ALABAMA  
SHELBY COUNTY

KNOW ALL MEN BY THESE PRESENTS, That in consideration of the sum of FOUR HUNDRED SIX THOUSAND NINE HUNDRED EIGHTY THREE AND 00/100 DOLLARS (\$406,983.00) to the undersigned Grantor, in hand paid by the Grantees herein, the receipt whereof is acknowledged, the undersigned, **ANASTASIA, INC.** (herein referred to as Grantor), does grant, bargain, sell and convey unto **ALLAN L. KENNEDY AND ELAINE J. KENNEDY** (herein referred to as Grantees), the following described real estate, situated in Shelby County, Alabama, to-wit:

Lot 8, according to the Survey of Greystone, 7th Sector, Phase III, as recorded in Map Book 20, Page 50, in the Probate Office of 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. (which together with all amendments thereto, is hereinafter collectively referred to as the "Declaration").

Subject to:

1. 1997 ad valorem taxes.
2. Existing easements restrictions, set back lines, limitations, if any, of record.

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003 MCD 185.50

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\$235,000.00 of the consideration was paid from the proceeds of a mortgage loan closed simultaneously herewith.

TO HAVE AND TO HOLD, to the said Grantees, as joint tenants, with right of survivorship, their heirs and assigns, forever; it being the intention of the parties to this conveyance, that (unless the joint tenancy hereby created is severed or terminated during the joint lives of the grantees herein) in the event one grantee herein survives the other, the entire interest in fee simple shall pass to the surviving grantee, and if one does not survive the other, then the heirs and assigns of the grantees herein shall take as tenants in common.

And the undersigned does for itself and for its successors, and assigns covenant with the 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 noted 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, the undersigned has hereunto set its hand and seal this the 12th day of December, 1996.

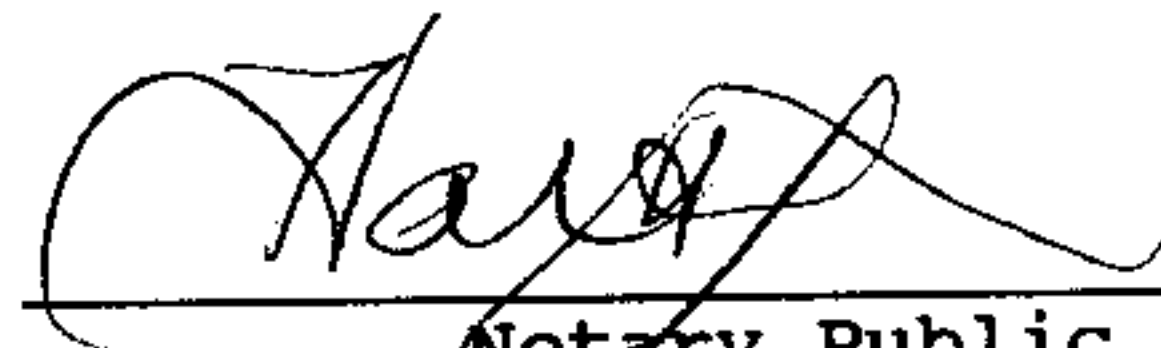
ANASTASIA, INC.

BY:   
J. M. Anastasia  
Its: President

STATE OF ALABAMA)  
JEFFERSON COUNTY)

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that J. M. Anastasia, whose name as President of ANASTASIA, INC. 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 and as the act of said corporation.

Given under my hand and official seal this 12TH day of December, 1996.



Notary Public  
My Commission Expires: 8/19/99

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