

Send tax notice to:
Michael R. Washburn and
Marian M. Washburn
7059 Bradstock Court
Birmingham, Alabama 35242

This instrument prepared by:
James R. Moncus, Jr.
1313 Alford Avenue
Birmingham, Alabama 35226

STATE OF ALABAMA
COUNTY OF SHELBY

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of Three Hundred Five Thousand Four Hundred and no/100 Dollars (\$305,400.00) in hand paid to the undersigned, Dyar Construction, Inc., an Alabama Corporation, (hereinafter referred to as the "Grantor") by Michael R. Washburn and wife, Marian M. Washburn (hereinafter referred to as the "Grantees"), the receipt and sufficiency of which is hereby acknowledged, the Grantor does, by these presents, grant, bargain, sell, and convey unto the Grantees, as joint tenants, with right of survivorship, the following described real estate situated in Shelby County, Alabama, to-wit:

Lot 37, according to the Survey of Greystone, 7th Sector, Phase II, as recorded in Map Book 19, Page 121, 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.

12/26/1996-42255
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SHELBY COUNTY JUDGE OF PROBATE
003 MCD 319.00

Inst # 1996-42255

SUBJECT TO:

1. Ad valorem taxes due and payable October 1, 1997.
2. Easements, restrictions, covenants, conditions, release of damages, building setback lines, reciprocal easements of record.
3. Title to all minerals within and underlying the premises, together with all mining rights and other rights, privileges and immunities relating thereto, including release of damages, as recorded in Deed Book 4, Page 493; Deed Book 4, Page 495 and Deed Book 4, Page 497.

TO HAVE AND TO HOLD unto the Grantees, as joint tenants, with right of survivorship, their heirs, executors, administrators and assigns forever.

The Grantor does for itself, its successors and assigns, covenant with the said Grantees, their heirs, executors, administrators and assigns, that it is lawfully seized in fee simple of said premises; that they are free from all encumbrances, except as 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 Grantees, their heirs, executors, administrators and assigns forever against the lawful claims of all persons.

IN WITNESS WHEREOF, the Grantor, by its President, Ron Dyar, who is authorized to execute this conveyance, has hereunto set its signature and seal on this the 19th day of December, 1996.

DYAR CONSTRUCTION, INC.

By: _____


Ron Dyar
Its President

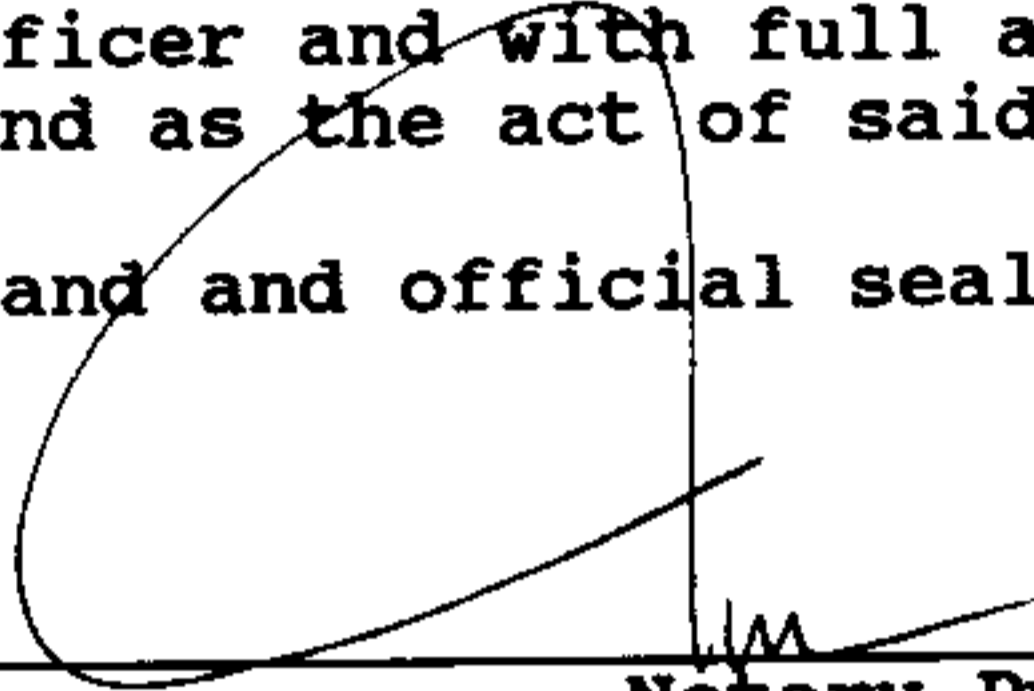
STATE OF ALABAMA

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JEFFERSON COUNTY

I, the undersigned, a Notary Public in and for said County in said State, hereby certify that Ron Dyar, whose name as President of Dyar Construction, Inc., a corporation, is signed to the foregoing instrument and who is known to me, acknowledged before me on this day that, being informed of the contents of the instrument, 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 19th day of December, 1996.



Notary Public

[NOTARIAL SEAL]

My Commission expires: 2/23/2000

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