

This instrument was prepared by

Send Tax Notice To: WANDA V. GAILEY

(Name) GENE W. GRAY, JR.

name

1000 LINKSIDE DRIVE

address

(Address) 2100 SOUTHBRIDGE PARKWAY, #638  
BIRMINGHAM, ALABAMA 35209

BIRMINGHAM, ALABAMA 35242

**WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP**

STATE OF ALABAMA

Jefferson COUNTY

} KNOW ALL MEN BY THESE PRESENTS.

That in consideration of TWO HUNDRED TWENTY NINE THOUSAND NINE HUNDRED AND NO/100-----  
----- DOLLARS (\$229,900.00)  
to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we,  
MICHAEL R. WASHBURN AND WIFE, MARIAN M. WASHBURN

(herein referred to as grantors) do grant, bargain, sell and convey unto WANDA V. GAILEY AND HUSBAND, WILLIAM E. GAILEY

(herein referred to as GRANTEES) as joint tenants with right of survivorship, the following described real estate situated in

SHELBY

County, Alabama to-wit:

LOT 4-A, ACCORDING TO THE SURVEY OF LINKSIDE AT GREYSTONE, RESURVEY #1 AS  
RECORDED IN MAP BOOK 17, PAGE 56, IN THE PROBATE OFFICE OF SHELBY COUNTY,  
ALABAMA. MINERAL AND MINING RIGHTS EXCEPTED.

SUBJECT TO:

THOSE ITEMS SET OUT ON EXHIBIT "A"

1997-00189

01/03/1997-00189  
08:41 AM CERTIFIED  
SHELBY COUNTY CLERK OF COURTS  
22.50

TO HAVE AND TO HOLD Unto 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 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 27th  
day of December, 19 96.

(Seal)

MICHAEL R. WASHBURN

(Seal)

(Seal)

MARIAN M. WASHBURN

(Seal)

(Seal)

MICHAEL R. WASHBURN AS ATTORNEY in FACT for  
MARIAN M. WASHBURN  
General Acknowledgment

STATE OF ALABAMA

Jefferson COUNTY

I, GENE W. GRAY, JR., a Notary Public in and for said County, in said State, hereby certify that  
MICHAEL R. WASHBURN ~~XXXXXXXXXXXXXXXXXXXXXXXXXXXX~~  
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 27th day of December, A.D., 19 96

GENE W. GRAY, JR.

Notary Public

EXHIBIT "A"

General and special taxes or assessments for 1997 and subsequent years not yet due and payable.

Building setback line pursuant to the terms of the Declarations of Covenants, Conditions and Restrictions recorded in Real 317 page 260, and amended in Map Book 17 page 56

Public easements as shown by recorded plat, including a 10 foot fence maintenance easement along the Southeasterly side of lot .

Transmission Line Permit(s) granted to Alabama Power Company by instrument(s) recorded in Deed 186 page 223; Deed 239 page 214 and Deed 109 page 505 in Probate Office

Title to all minerals within and underlying the premises, together with all mining rights and other rights, privileges and immunities relating thereto, including rights set out in Deed Book 4 page 495; Deed Book 60 page 260; Deed Book 121 page 294 in Probate Office .

Restrictions, covenants and conditions and building setback lines as set out in Amended and Restated Restrictive Covenants recorded in Real 265 page 96 in Probate Office

Covenant and Agreement for Water Service as set out in instrument between Dantraet and

Shelby County, as set out in Real 235 page 574 and amended by agreement as set out as Inst #1993/20840 and Inst. #1992/20786 in Probate Office.

Greystone Residential Declaration of Covenants, Conditions and Restrictions, as set out in instrument recorded in Real 317 page 260, amended by Affidavit recorded in Real 319 page 235, and further amended by 1st Amendment to Greystone Residential Declaration of Covenants, Conditions and Restrictions recorded in Real 346 page 942, 2nd Amendment as recorded in Real 378 page 904, 3rd Amendment as recorded in Real 397 page 958, 4th Amendment as recorded as Inst. #1992/17890, 5th Amendment as recorded as Inst. #1993/3123 and further amended by 6th Amendment recorded as Inst. #1993/10163, 7th Amendment as recorded as Inst. #1993/16982, 8th Amendment as recorded as Inst. #1993/20968, 9th Amendment recorded as Inst. #1993/32840, 10th Amendment recorded as Inst. #1994/23329, 11th Amendment recorded as Inst. #1995/8111, 12th Amendment recorded as Inst. #1995/24267, 13th Amendment recorded as Inst. #1995/34231 and 14th Amendment recorded as Inst. #1996/19860 and 15th Amendment recorded as Inst. #1996-37514 and 16th Amendment recorded as Inst. #1996-39737 and as shown by Map Book 17 page 56 in the Probate Office.

Agreement between Daniel Oak Mountain Limited Partnership and Shelby Cable, Inc recorded in Real 350 page 545 in Probate Office.

Underground easement to Alabama Company recorded in Deed 305 page 637 in Probate Office.

\$218,400.00 of the consideration was paid from the proceeds of a mortgage loan.

STATE OF ALABAMA  
COUNTY OF JEFFERSON

I, the undersigned, a Notary Public in and for said County in said State, hereby certify that MICHAEL R. WASHBURN whose name as Attorney in Fact for MARIAN M. WASHBURN, under that certain Power of Attorney recorded on 1-3-1997 in INST# 1997-00188 in said Probate Office is signed to the foregoing instrument and is known to me, acknowledged before me on this day that, being informed of the contents of said instrument that he in his capacity as such Attorney in Fact for MARIAN M. WASHBURN executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 27 day of DECEMBER, 1996.

NOTARY PUBLIC  
PRINT NAME: GENE W. GRAY, JR.  
COMMISSION EXPIRES 01/09/98

01/03/1997-00189  
08:41 AM CERTIFIED  
JAN 11 1997