

This instrument was prepared by:  
Mary Lynn Campisi  
Attorney at Law  
3008 Pump House Road  
Birmingham, Alabama 35243

Send Tax Notice To:  
John Wesley Boyce, Sr.  
1104 Greymoor Road  
Birmingham, Alabama 35223

## WARRANTY DEED

STATE OF ALABAMA       )  
JEFFERSON COUNTY       )       KNOW ALL MEN BY THESE PRESENTS:

That in consideration of TEN and No/100 (\$10.00) DOLLARS, and other good and valuable consideration to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged, We,

**JOSEPH N. CASSESE and wife, JENNA KNOX CASSESE,**

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

**JOHN WESLEY BOYCE, SR. AND MAYRON B. BOYCE, AS TRUSTEES UNDER THE REVOCABLE TRUST AGREEMENT OF JOHN WESLEY BOYCE, SR., DATED JULY 8, 1994.**

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

Lot 48A, according to a Resurvey of Lots 46, 47, 48 and 49, Greystone, 5<sup>th</sup> Sector, Phase 1, as recorded in Map Book 17, page 114, in the Office of the Judge of Probate of Shelby County, Alabama. Being situated in Shelby County, Alabama.

### SUBJECT TO:

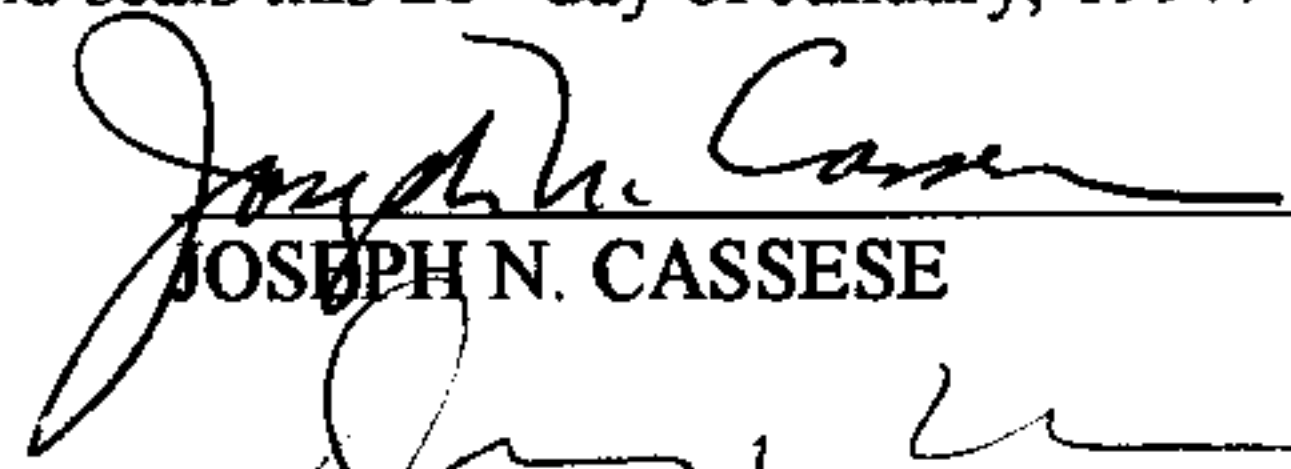
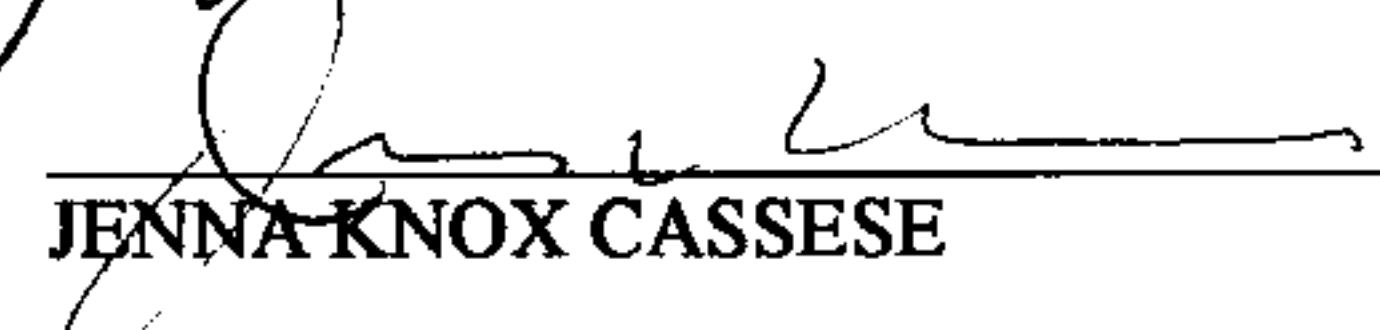
1. Ad valorem taxes for the year 1997 and subsequent years, said taxes being a lien but not due and payable until October 1, 1997.
2. A fifty foot setback line along the front of subject property.
3. A seventy-five foot setback line along the rear of subject property and a fifteen foot setback line along the sides of subject property, as shown by plat recorded in the Probate Office of Shelby County, Alabama.
4. Declaration of Covenants, Conditions and Restrictions as recorded in Book 317, page 260; Book 346, page 942; Book 378, page 904; Book 397, page 958; Instrument #1992-17890; Instrument #1993/03123; Instrument #1993/10163; Instrument #1993/16982 and Instrument #1993/20968, in said Probate Office.
5. Covenants and Agreement for water services as recorded in Book 23, page 574, in said Probate Office.

6. Right of Way to Alabama Power Company as recorded in Book 333, page 138, in said Probate Office.
7. Restrictive Covenants as recorded in Book 364, page 396, in said Probate Office.
8. Easement and agreement as recorded in Book 312, page 274 and amended in Book 317, page 25, in said Probate Office.
9. Restrictions, easements, conditions and release of damages as recorded in Real Volume 368, page 685, in said Probate Office.
10. Rights of others to the use of Hugh Daniel Drive and Greystone Drive as described in Instrument recorded in Deed Book 301, page 799, in said Probate Office.

TO HAVE AND TO HOLD to the said grantees, their heirs and assigns forever.

And we do, for ourselves and for our heirs, executors and administrators, covenant with said grantee, their heirs and assigns, that we are lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise stated above; that we have a good right to sell and convey the same as aforesaid; that we will, and our heirs, executors and administrators shall warrant and defend the same to the said grantee, their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, We have hereunto set our hands and seals this 28<sup>th</sup> day of January, 1997.

  
JOSEPH N. CASSESE  
  
JENNA KNOX CASSESE

STATE OF ALABAMA     )  
JEFFERSON COUNTY    )

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that **Joseph N. Casse and wife, Jenna Knox Casse** whose names 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 28<sup>th</sup> day of January, 1997.

My Commission Expires: 06/16/99

  
Notary Public

Inst # 1997-07903

03/14/1997-07903  
09:12 AM CERTIFIED

2  
SHELBY COUNTY JUDGE OF PROBATE  
002 MCD 1911.00