

This instrument was prepared by:
Clayton T. Sweeney, Attorney
2700 Hwy. 280E, Suite 290E
Birmingham, AL 35223

SEND TAX NOTICE TO:
TRINITY BUILDERS, INC.
7005 Braddock Court
Birmingham, AL 35242

1998-17477

STATE OF ALABAMA)
SHELBY COUNTY)

05/13/1998-17477
08:38 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
001 MCD 9.50

General Warranty Deed

KNOW ALL MEN BY THESE PRESENTS, That in consideration of NINETY THOUSAND DOLLARS AND NO/100's (\$90,000.00) to the undersigned GRANTOR (whether one or more), in hand paid by the GRANTEE herein, the receipt of whereof is acknowledged, BEN F. CATCHINGS, JR. and wife, PATRICIA A. CATCHINGS, (herein referred to as GRANTOR, whether one or more) do grant, bargain, sell, and convey unto TRINITY BUILDERS, INC. (herein referred to as GRANTEE, whether one or more) the following described real estate, situated in SHELBY County, Alabama:

Lot 44, according to the Survey of Greystone, 4th Sector, as recorded in Map Book 16, Page 89, in the Probate Office of Shelby County, Alabama; being situated in 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 and all amendments thereto.

Subject to:
Ad valorem taxes for 1998 and subsequent years thereafter, including any "roll-back taxes", not yet due and payable until October 1, 1998.
Existing covenants and restrictions acknowledged by GRANTEE, easements, building lines and limitations of record.
All Lot consideration was paid from the proceeds of a mortgage loan closed simultaneously herewith.

TO HAVE AND TO HOLD to the said GRANTEE its successors and assigns, forever.

And said GRANTOR does for itself, its successors and assigns, covenant with said GRANTEE its successors and assigns, that it is lawfully seized in fee simple of said premises, that they are free from all encumbrances, unless otherwise 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 said GRANTEE, its successors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, I/we have hereto set my/our hand(s) and seal(s), this the 5th day of May, 1998.

Ben F. Catchings, Jr.
BEN F. CATCHINGS, JR.

Patricia A. Catchings
PATRICIA A. CATCHINGS
08:38 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
001 MCD 9.50

STATE OF ALABAMA)
JEFFERSON COUNTY)

I, the undersigned authority, a Notary Public in and for said County in said State, hereby certify that, BEN F. CATCHINGS, JR. and PATRICIA A. CATCHINGS, 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, executed the same voluntarily and as their act on the day the same bears date.
Given under my hand and seal of office this 5th day of May, 1998.

[Signature]
Notary Public
My Commission Expires: 6/29/99

CLAYTON T. SWEENEY, ATTORNEY AT LAW