

WARRANTY DEED

SEND TAX NOTICE TO:
Steven Rains
4040 Milners Crescent
Birmingham, Alabama 35242

THE STATE OF ALABAMA,
Jefferson COUNTY.

KNOW ALL MEN BY THESE PRESENTS, that in consideration of Three Hundred Ten Thousand and No/100 DOLLARS and other valuable considerations to the undersigned GRANTOR or GRANTORS in hand paid by the GRANTEE(S) herein, the receipt whereof, is hereby acknowledged we, david Noesges and Marilee A. Noesges, husband and wife

(herein referred to as GRANTOR(S), do hereby GRANT, BARGAIN, SELL and CONVEY unto Steven A. Rains and wife, Donna M. Rains (herein referred to as GRANTEE(S) heirs and assigns, the following described Real Estate, situated in the County of Shelby and State of Alabama to-wit

LOT 41, ACCORDING TO THE FINAL RECORDED PLAT OF GREYSTONE FARMS, MILNER'S CRESCENT SECTOR, PHASE 1, AS RECORDED IN MAP BOOK 19, PAGE 140, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA, MINERAL AND MINING RIGHTS EXCEPTED.

Inst # 1999-05299
02/08/1999-05299
11:01 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
001 1998 119.30

\$200,000.00 of the Purchase Price was paid from the proceeds of a mortgage recorded simultaneously herewith.

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 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.

TO HAVE AND TO HOLD, the aforegranted premises to the said GRANTEE(S), heirs and assigns FOREVER.

And GRANTOR(S) do covenant with the said GRANTEE(S), heirs and assigns, that they are lawfully seized in fee simple of the aforementioned premises; that they are free from all encumbrances, except as hereinabove provided, that they have a good right to sell and convey the same to the said GRANTEE(S), heirs and assigns, and that GRANTOR(S) will WARRANT AND DEFEND the premises to the said GRANTEE(S), heirs and assigns forever, against the lawful claims and demands of all persons except as hereinabove provided.

IN WITNESS WHEREOF they have hereunto set their hands and seal, this 21 day of NOVEMBER 1998

WITNESS:

Monetta S. Thigpen
Janet J. Ford

David Noesges (L.S.)
Marilee A. Noesges (L.S.)

THE STATE OF ALABAMA, Indiana
Hamilton COUNTY

I, the undersigned, a Notary Public in and for said State Indiana hereby certify that David Noesges and Marilee A. Noesges, husband and wife

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 21 day of November 1998

Notary Public