THIS INSTRUMENT PREPARED BY:
Courtney Mason & Associates, P.C.
1904 Indian Lake Drive, Suite 100
Birmingham, Alabama 35244

GRANTEE'S ADDRESS
H Chris Rigdon
5284 Greystone Way
Hoover, Alabama 35242

STATE OF ALABAMA)

COUNTY OF SHELBY)

GENERAL WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS: That, for and in consideration of Four Hundred Seven Thousand Five Hundred and 00/100 ($407,500.00) DOLLARS, and other good and valuable consideration, this day in hand paid to the undersigned GRANTORS, **Terence A. Andre, Jr. and Kathleen Bernadette Andre, husband and wife** (hereinafter referred to as GRANTORS), the receipt whereof is hereby acknowledged, the GRANTORS do hereby give, grant, bargain, sell and convey unto the GRANTEE, **H. Chris Rigdon, a single individual,** (hereinafter referred to as GRANTEE), her heirs and assigns, the following described Real Estate, lying and being in the County of SHELBY, State of Alabama, to-wit:

Lot 35 according to the Map of Greystone, 6th Sector, as recorded in Map Book 17, page 54 A, B & C. in the Probate Office of Shelby County, Alabama; being situated in Shelby County, Alabama. Mineral and Mining rights excepted.

Together with the non-exclusive easements 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 existing easements, current taxes, restrictions, set-back lines and rights of way, if any, of record

$ 407,500.00of the above-recited purchase price was paid from a mortgage loan closed simultaneously herewith.

TO HAVE AND TO HOLD, the tract or parcel of land above described together with all and singular the rights, privileges, tenements, appurtenances, and improvements unto the said GRANTEE, her heirs and assigns forever.

AND SAID GRANTORS, for said GRANTORS, GRANTORS' heirs, successors, executors and administrators, covenants with GRANTEE, and with GRANTEE'S heirs and assigns, that GRANTORS are lawfully seized in fee simple of the said Real Estate; that said Real Estate is free and clear from all Liens and Encumbrances, except as hereinabove set forth, and except for taxes due for the current and subsequent years, and except for any Restrictions pertaining to the Real Estate of record in the Probate Office of said County; and that GRANTORS will, and GRANTORS' heirs, executors and administrators shall, warrant and defend the same to said GRANTEE, and GRANTEE'S heirs and assigns, forever against the lawful claims of all persons.

IN WITNESS WHEREOF, said GRANTORS have hereunto set their hands and seals this the 26th day of February, 1999

Terence A. Andre, Jr.

Kathleen Bernadette Andre, by
Terence A. Andre, her attorney in fact

STATE OF ALABAMA)

COUNTY OF SHELBY)

I, the undersigned, a Notary Public, in and for said County and State, hereby certify that Terence A. Andre, Jr., a married man whose name is signed to the foregoing conveyance and who is known to me, acknowledged before me on this day that, being informed of the contents of the Instrument signed his names voluntarily on the day the same bears date.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this the 26th day of February, 1999.

NOTARY PUBLIC
My Commission Expires: 3/5/99

State of Alabama)
County of Shelby)

I, the undersigned, a Notary Public, in and for said County in said State, hereby certify that Terence A. Andre, whose name as Attorney In Fact for Kathleen Bernadette Andre, is signed to the foregoing conveyance and who is known to me, acknowledged before me on this day that, being informed of the contents of the conveyance, he in his capacity as such Attorney in Fact, executed the same voluntarily on the day the same bears date.

GIVEN UNDER MY HAND THIS THE 26th DAY OF FEBRUARY, 1999.

My Commission Expires: 3/5/99

Notary Public

03/01/1999-08196
09:30 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
001 MMS 9.50

Inst # 1999-08196