

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

SEND TAX NOTICE TO  
PETER HEINKE  
DEBRA M. HEINKE  
1053 Greymoor Road  
Birmingham, AL 35242

**STATE OF ALABAMA}**  
**JEFFERSON COUNTY}**

Corporation Form Warranty Deed

KNOW ALL MEN BY THESE PRESENTS, That in consideration of **SIX HUNDRED THOUSAND DOLLARS AND NO/100's** (\$600,000.00) to the undersigned grantor, **K.D.R. CONSTRUCTION, L.L.C.**, an Alabama limited liability company, (herein referred to as GRANTOR), in hand paid by the GRANTEE herein, the receipt of which is hereby acknowledged, the said GRANTOR does by these presents, grant, bargain, sell, and convey unto **PETER HEINKE and DEBRA M. HEINKE** (herein referred to as GRANTEE, whether one or more), as joint tenants with rights of survivorship the following described real estate, situated in ~~JEFFERSON~~ <sup>Shelby</sup> County, Alabama:

Lot 90, according to the Survey of Greystone, 5th Sector, Phase I, as recorded in Map Book 17, Page 72 A, B & C, 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 1999 and subsequent years not yet due and payable until October 1, 1999. Existing covenants and restrictions, easements, building lines, and limitations of record.

\$570,060.00 was paid from the proceeds of a mortgage loan closed simultaneously herewith.

**THIS INSTRUMENT IS EXECUTED AS REQUIRED BY THE ARTICLES OF ORGANIZATION AND OPERATIONAL AGREEMENT OF K.D.R. CONSTRUCTION, L.L.C. AND SAME HAVE NOT BEEN MODIFIED OR AMENDED.**

**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.

CLAYTON T. SWEENEY, ATTORNEY AT LAW

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SHELBY COUNTY JUDGE OF PROBATE  
002 CRH 41.00

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And I/we do for myself/ourselves and for my/our heirs, executors, and administrators, covenant with 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, and that I/we will and my/our heirs, executors, and administrators shall warrant and defend the same to the said GRANTEES, their heirs executors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the said GRANTOR, by its Member, Kathy D. Raughley, who is authorized to execute this conveyance, has hereto set his signature and seal, this the 17th day of March, 1999.

K.D.R. CONSTRUCTION, L.L.C.

By: Kathy D. Raughley  
Kathy D. Raughley  
Member

**STATE OF ALABAMA}**  
**JEFFERSON COUNTY}**

I, the undersigned authority, a Notary Public in and for said County in said State, hereby certify that Kathy D. Raughley, whose name as Member of K.D.R. CONSTRUCTION, L.L.C., an Alabama limited liability company, 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 capacity as such Managing Member, and with full authority executed the same voluntarily for and as the act of said limited liability company.

Given under my hand and official seal, this the 17th day of March, 1999.

  
Notary Public

My Commission Expires: 5/29/99

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