

WARRANTY DEED

THE STATE OF Alabama
COUNTY OF Shelby }

THIS WARRANTY DEED, made and entered into on this, the 14th day of July, 1999, by and between Martin J. McGahan and Kasey J. McGahan, husband and wife, as part 8 of the first part, and HENRY P. LITTLE AND N. YVONNE LITTLE

as part 8 of the second part;

WITNESSETH: That the said part 8 of the first part, for and in consideration of the sum of TEN AND NO/100 DOLLARS (\$10.00), cash in hand paid by the said part 8 of the second part, and other good and valuable considerations, the receipt of which is hereby acknowledged, have this day given, granted, bargained, sold, conveyed and confirmed and done by these presents give, grant, bargain, sell, convey and confirm unto the said part 8 of the second part

the following described real estate, situated in the County of Shelby, State of Alabama, to-wit:

Lot 29, according to the Survey of the First Amended Plat of Final Record Plat of Greystone Farms, English Turn Sector, Phase 1, as recorded in Map Book 19, page 142, in the Probate Office of Shelby County, Alabama. TOGETHER WITH the non-exclusive easement to use the private roadways, Common Areas and Hugh Daniel Drive, all as more particularly described in the Greystone Farms Declaration of Covenants, Conditions and Restrictions recorded in Instrument No. 1995-16401, in the Probate Office of Shelby County, Alabama, and all amendments thereto.

\$90,000.00 of the purchase price reflected above was paid from a purchase money mortgage recorded simultaneously.

TO HAVE AND HOLD the tract or parcel of land above described, together with all and singular the rights, privileges, tenements, appurtenances and improvements thereunto belonging or in anywise appertaining unto the said part 8 of the second part.

AND THE SAID part 8 of the first part hereby covenant s with and represent s unto the said part 8 of the second part heirs and assigns, that they are seized in fee of the above described property; that they have a good and lawful right to sell and convey the same; that the same is free from encumbrances EXCEPT for ad valorem taxes for the year 1999 which are due and payable October 1, 1998 and that they will forever warrant and defend the title to the same and the possession thereof unto the said part 8 of the second part, their heirs and assigns, against the lawful claims and demands of all persons whomsoever, EXCEPT as to the aforesaid taxes.

IN WITNESS WHEREOF, the said part 8 of the first part here hereunto set our hand s and seals on the day and year first above written.

Martin J. McGahan (Seal)
Martin J. McGahan

Kasey J. McGahan (Seal)
Kasey J. McGahan

THE STATE OF Alabama
COUNTY OF Jefferson }

I, the undersigned, a Notary Public in and for said County in said State, hereby certify that Martin J. McGahan and Kasey J. McGahan, husband and wife whose names are signed to the foregoing conveyance, and are known to me, acknowledged before me on this day that, being informed of the contents of the conveyance, are executed the same voluntarily on the day the same bears date.

GIVEN under my hand and seal this the 14 day of July, 1999.

Cinder Cop (Seal)
Notary Public EXP 09/25/00

Prepared by: Kay Long, (612) 941-0280, 10125 Crosstown Circle, Eden Prairie, MN 55344

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08/04/1999
02:58 PM CERTIFIED
SHELBY COUNTY JUDGE
BOOK 100