

This instrument was prepared by:

William R. Justice
P.O. Box 1144
Columbiana, Alabama 35051

Grantees' address:
554 Castlebridge Lane
Birmingham, AL 35242

Inst # 2000-02103

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

STATE OF ALABAMA

COUNTY OF SHELBY

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of Two Hundred Twenty-five Thousand and no/100 DOLLARS (\$225,000.00) to the undersigned GRANTOR in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, and the exchange of like kind property of equal value, the undersigned Robert D. Kirk, III, unmarried (herein referred to as GRANTOR, whether one or more) does grant, bargain, sell and convey unto David W. Brasfield and Phyllis M. Brasfield (herein referred to as GRANTEES) for and during their joint lives and upon the death of either of them, then to the survivor of them in fee simple, together with every contingent remainder and right of reversion, the following described real estate situated in Shelby County, Alabama to-wit:

Lot 14, according to the survey of The Crest at Greystone, First Addition, as recorded in Map Book 19 page 52 in the Probate Office of Shelby County, Alabama, being situated in Shelby County, Alabama.

Subject to:

1. Ad valorem taxes, library district dues and fire district assessments for the year 2000 and subsequent years.
2. Building line and easements are set forth in the Declaration of Protective Covenants.
3. Mineral and mining rights and rights incident thereto recorded in Volume 60, page 260 and Volume 121, page 294, in the Probate Office of Shelby County, Alabama.
4. Underground transmission grants to Alabama Power Company recorded in Volume 305, page 637 in the Probate Office of Shelby County, Alabama.

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5. Restrictions or Covenants recorded in Real 265, page 96, in the Probate Office of Shelby County, Alabama.
6. Agreement between Daniel Oak Mountain, Ltd. and Shelby Cable recorded in Real 350, page 545 in the Probate Office of Shelby County, Alabama.
7. Right of way and Easement to Water Works and Sewer Board recorded in Instrument 1994-26400 in the Probate Office of Shelby County, Alabama.
8. Rights of others to use Hugh Daniel Drive recorded in Volume 301, page 799 in the Probate Office of Shelby County, Alabama.
9. Restrictions or Covenants recorded in Instrument 1995-941, in the Probate Office of Shelby County, Alabama.
10. Building setback as set forth in the Declarations recorded in Instrument #1992-22103, 1st Amendment recorded in Instrument 1994-3752 and 2nd Amendment to be recorded in the Probate Office of Shelby County, Alabama, also known in Map Book 19, page 52.
11. Release of Damages recorded in Instrument 1992-22103; 1st Amendment recorded in Instrument 1994-3752 and 2nd Amendment recorded in Instrument 1995-941, in the Probate Office of Shelby County, Alabama.
12. The Crest at Greystone Declaration of Covenants, Conditions and Restrictions recorded in Instrument 1992-22103; 1st Amendment by 1994-03752, and 2nd Amendment by Instrument 1995-941 in the Probate Office of Shelby County, Alabama.
13. Easements or rights-of-way as would be shown by an accurate Survey.

TO HAVE AND TO HOLD to the said GRANTEES for and during their joint lives and upon the death of either of them, then to the survivor of them in fee simple, and to the heirs and assigns of such survivor forever, together with every contingent remainder and right of reversion.

And GRANTOR does for GRANTOR and for GRANTOR'S heirs, executors, and administrators covenant with the said GRANTEES, their heirs and assigns, that GRANTOR is lawfully seized in fee simple of said premises; that they are free from all encumbrances unless otherwise noted above; that GRANTOR has a good right to sell and convey the same as aforesaid; that GRANTOR will and GRANTOR'S heirs, executors and administrators shall warrant and defend the same to the said GRANTEES, their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, GRANTOR has hereunto set GRANTOR'S hand and seal, this

____ day of January, 2000.

Robert D. Kirk, III

Robert D. Kirk, III

STATE OF ALABAMA

SHELBY COUNTY

General Acknowledgment

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Robert D. Kirk, III, unmarried, 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 conveyance, he executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 7 day of January, 2000.

Barbara M. Skates

Notary Public

NOTARY PUBLIC STATE OF ALABAMA AT LARGE
MY COMMISSION EXPIRES: Feb. 9, 2003
BONDED THRU NOTARY PUBLIC UNDERWRITERS

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