

SEND TAX NOTICES TO:

Randy Dean Visser & Kristina Serra-Visser
4042 Greystone Dr.
Birmingham, AL 35242

WARRANTY DEED

STATE OF ALABAMA)
COUNTY OF SHELBY)

KNOW ALL MEN BY THESE PRESENTS, that in consideration of the sum of Five Hundred Eighty-Five Thousand and No/100 Dollars (\$585,000.00) and other good and valuable consideration to the undersigned grantors, in hand paid by the grantee herein, the receipt of which is hereby acknowledged **JOSEPH WADE BOWMAN, JR. & DIANA D. BOWMAN, HUSBAND & WIFE**, (herein referred to as "Grantor"), hereby grants, bargains, sells, and conveys unto **RANDY DEAN VISSER & KRISTINA SERRA-VISSER**, (herein referred to as "Grantee"), as joint tenants with rights of survivorship, their interest in the following described real estate situated in SHELBY County, Alabama, to wit:

Lot 20, according to the Survey of Greystone-1st Sector, Phase I, as recorded in Map Book 14, page 91 A & B, 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 Residential Declaration of Covenants, Conditions and Restrictions dated 11-6-90 and recorded in Real 317, page 260, in the Probate Office of Shelby County, Alabama, and all amendments thereto (which, together with all amendments thereto, is hereinafter collectively referred to as the "Declaration").


Subject to all easements, restrictions, covenants, rights of way of record, taxes for 2000 and subsequent years not yet due and payable.

\$ 425,000.00 of the purchase price recited herein was paid from the proceeds of a mortgage loan closed simultaneously herewith.

TO HAVE AND TO HOLD the described premises to Grantees, as joint tenants with right of survivorship, their heirs, executors, successors 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 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.

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

IN WITNESS WHEREOF, the Grantor has signed and sealed this Deed on the 27th day of January, 2000.



(GRANTOR) JOSEPH WADE BOWMAN, JR.



(GRANTOR) DIANA D. BOWMAN

ACKNOWLEDGEMENTS ON NEXT PAGE

01/26/2000-02631
09:24 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE

002 NMS 171.00

Inst # 2000-02631

STATE OF ALABAMA)
SHELBY COUNTY)

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that JOSEPH WADE BOWMAN, whose name is signed to the foregoing instrument, and who is known to me, acknowledged before me on this day that, being informed of the contents of this instrument, he executed the same voluntarily on the day the same bears date.

Given under my hand and official seal, this the 23rd day of January, 2000

David R. Emary
NOTARY PUBLIC
My Commission Expires: 11/29/2000

STATE OF ALABAMA)
JEFFERSON COUNTY)

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that DIANA D. BOWMAN, whose name is signed to the foregoing instrument, and who is known to me, acknowledged before me on this day that, being informed of the contents of this instrument, she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal, this the 24th day of January, 2000

Anne R. Strickland
NOTARY PUBLIC Anne R. Strickland
My Commission Expires: 05/11/01

THIS INSTRUMENT PREPARED BY:
Anne R. Strickland, Attorney at Law
5330 Stadium Trace Parkway, Suite 250
Birmingham, AL 35244

Inst # 2000-02631

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