

(RECORDING INFORMATION ONLY ABOVE THIS LINE)

This Instrument was
prepared by:

R. Shan Paden
PADEN & PADEN
Attorneys at Law
5 Riverchase Ridge, Suite 100
Birmingham, Alabama 35244

SEND TAX NOTICE TO:

JEFFREY A. HANNAN
4304 MILNER RD WEST
BIRMINGHAM, AL 35242

Inst # 2000-30077

09/01/2000-30077
08:15 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
002 HHS 69.50

STATE OF ALABAMA)

COUNTY OF SHELBY)

JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

WARRANTY DEED

Know All Men by These Presents: That in consideration of TWO HUNDRED NINETY TWO THOUSAND and 00/100 (\$292,000.00) DOLLARS to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt of which is acknowledged, we, CHRISTOPHER R. BAKER and JUNE C. BAKER, HUSBAND AND WIFE (herein referred to as GRANTORS) do grant, bargain, sell and convey unto JEFFREY A. HANNAN and JOAN M. HANNAN, HUSBAND AND WIFE, (herein referred to as GRANTEES, as joint tenants, with right of survivorship, whether one or more) the following described real estate, situated in SHELBY County, Alabama, to-wit:

LOT 132, ACCORDING TO THE FINAL RECORD PLAT OF GREYSTONE FARMS, MILNER'S CRESCENT SECTOR - PHASE 2, AS RECORDED IN MAP BOOK 21, PAGE 33, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.

SUBJECT TO:

1. TAXES FOR THE YEAR BEGINNING OCTOBER 1, 1999 WHICH CONSTITUTES A LIEN BUT ARE NOT YET DUE AND PAYABLE UNTIL OCTOBER 1, 2000.
2. 30 FOOT BUILDING LINE FROM THE FRONT LOT LINE; A 35 FOOT BUILDING LINE FROM THE REAR LOT LINE AND A 10 FOOT BUILDING LINE FROM BOTH SIDE LOT LINES, AS SET OUT ON RECORDED MAP.
3. RESTRICTIONS AS SHOWN ON RECORDED MAP(S).
4. DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS AS SET OUT IN INSTRUMENT #1995-16401 AND INSTRUMENT #1997-11863.
5. TITLE TO ALL MINERALS WITHIN AND UNDERLYING THE PREMISES, TOGETHER WITH ALL MINING RIGHTS AND OTHER RIGHTS, PRIVILEGES, IMMUNITIES AND RELEASE OF DAMAGES RELATING THERETO, AS RECORDED IN DEED BOOK 121, PAGE 294 AND DEED BOOK 60, PAGE 260.
6. EASEMENT TO BELLSOUTH COMMUNICATIONS AS SET OUT IN INSTRUMENT #1995-7422.
7. AMENDED AND RESTATED RESTRICTIVE COVENANTS IN REAL VOLUME 265, PAGE 96.

8. RIGHTS OF OTHERS TO USE HUGH DANIEL DRIVE AS SET OUT IN DEED BOOK 301, PAGE 799.
9. SHELBY CABLE AGREEMENT IN BOOK 350, PAGE 545.
10. COVENANTS AND AGREEMENTS FOR WATER SERVICE IN BOOK 235, PAGE 574 AND MODIFIED IN INSTRUMENT #1992-20786 AND FURTHER MODIFIED IN INSTRUMENT #1993-20840.
11. RIGHT OF WAY TO SHELBY COUNTY IN INSTRUMENT #1994-21963.
12. DEVELOPMENT AGREEMENT IN INSTRUMENT #1994-22318.
13. RECIPROCAL EASEMENT AGREEMENT IN INSTRUMENT #1995-16400.
14. GREYSTONE FARMS COMMUNITY CENTER PROPERTY DECLARATION OF COVENANTS AND RESTRICTIONS IN INSTRUMENT #1995-16403.
15. RELEASE OF DAMAGES AS SET OUT IN INSTRUMENT #1997-11863.

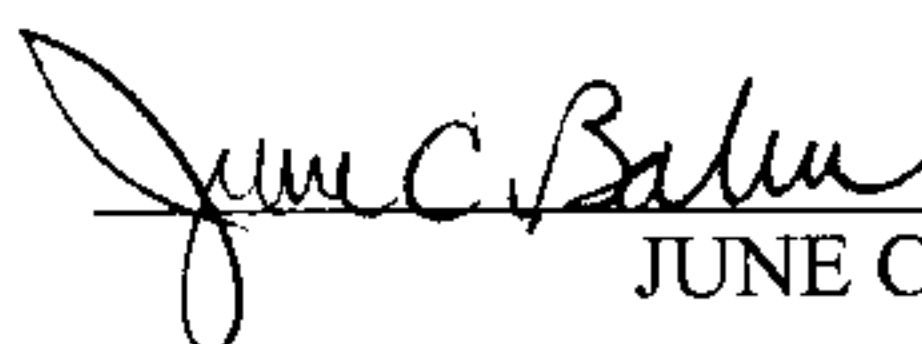
\$233,600.00 of the consideration herein was derived from a mortgage closed simultaneously herewith.

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.

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

IN WITNESS WHEREOF, the said GRANTORS, CHRISTOPHER R. BAKER and JUNE C. BAKER, HUSBAND AND WIFE, have hereunto set his, her or their signature(s) and seal(s), this the 25th day of August, 2000.


CHRISTOPHER R. BAKER

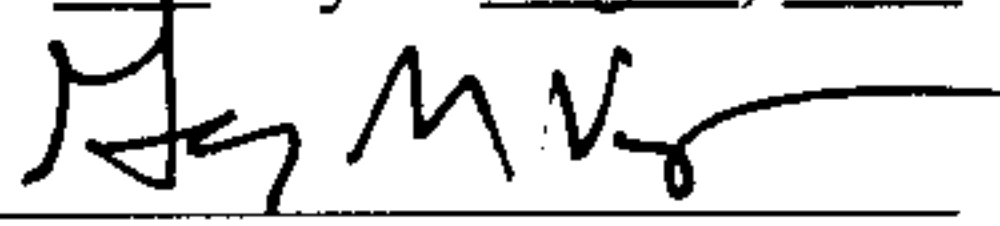

JUNE C. BAKER

STATE OF ALABAMA)
COUNTY OF SHELBY)

ACKNOWLEDGEMENT

I, the undersigned, a Notary Public, in and for said County, in said State, hereby certify that CHRISTOPHER R. BAKER and JUNE C. BAKER, HUSBAND AND WIFE, whose name(s) is (are) signed to the foregoing conveyance, and who is (are) known to me, acknowledged before me on this day that, being informed of the contents of the conveyance he, she, or they executed the same voluntarily on the day the same bears date.

Given under my hand this the 25th day of August, 2000.


Notary Public

My commission expires: 9.29.2

09/01/2000-30077
08:15 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
002 HNS 69.50

Inst # 2000-30077