

(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:

JAMES K. BOYD
4028 MILNERS CRESCENT
BIRMINGHAM, AL 35242

Inst # 2001-25464

06/21/2001-25464
07:37 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
002 CJ1 141.50

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 EIGHTY SEVEN THOUSAND FIVE HUNDRED and 00/100 (\$287,500.00) DOLLARS to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt of which is acknowledged, we, PHYLLIS BANKS, AN UNMARRIED PERSON (herein referred to as GRANTORS) do grant, bargain, sell and convey unto JAMES K. BOYD and KAREN A. BOYD, 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 43, ACCORDING TO THE 1ST AMENDED PLAT OF GREYSTONE FARMS, MILNERS CRESCENT SECTOR, PHASE 1, AS RECORDED IN MAP BOOK 9, PAGE 140, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.

Subject to:

1. TAXES FOR THE YEAR 2001, WHICH CONSTITUTE A LIEN BUT ARE NOT YET DUE AND PAYABLE UNTIL OCTOBER 1, 2001.
2. 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.
3. RIGHT(S) OF WAY TO BELL SOUTH COMMUNICATIONS, AS RECORDED IN INSTRUMENT 1995-7422.
4. RIGHTS OF OTHERS TO THE USE OF HUGH DANIEL DRIVE AS DESCRIBED IN INSTRUMENT RECORDED IN DEED BOOK 301, PAGE 799, IN SAID PROBATE OFFICE.
5. SHELBY CABLE AGREEMENT RECORDED IN REAL VOLUME 350, PAGE 545, IN SAID PROBATE OFFICE.
6. COVENANTS AND AGREEMENTS FOR WATER SERVICE AS SET OUT IN AGREEMENT RECORDED IN REAL BOOK 235, PAGE 574 AS MODIFIED IN AGREEMENT RECORDED IN INSTRUMENT 1993-20840, IN SAID PROBATE OFFICE.

7. RIGHTS OF WAY TO DANIEL OAK MOUNTAIN LIMITED PARTNERSHIP, AS RECORDED IN INSTRUMENT 1994-21963.
8. DEVELOPMENT AGREEMENT BETWEEN DANIEL OAK MOUNTAIN LIMITED PARTNERSHIP, GREYSTONE RESIDENTIAL ASSOCIATION, INC. GREYSTONE RIDGE, INC., AND UNITED STATE FIDELITY AND GUARANTY COMPANY AS RECORDED IN INSTRUMENT 1994-22318, IN SAID PROBATE OFFICE.
9. GREYSTONE FARMS RECIPROCAL EASEMENT AGREEMENT RECORDED AS INSTRUMENT 1995-16400, IN SAID PROBATE OFFICE.
10. RESTRICTIONS, EASEMENT, BUILDING LINES AND RELEASE OF DAMAGES RECORDED IN INSTRUMENT 1995-10000.

\$160,000.00 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, PHYLLIS BANKS, AN UNMARRIED PERSON, have hereunto set his, her or their signature(s) and seal(s), this the 24th day of May, 2001.

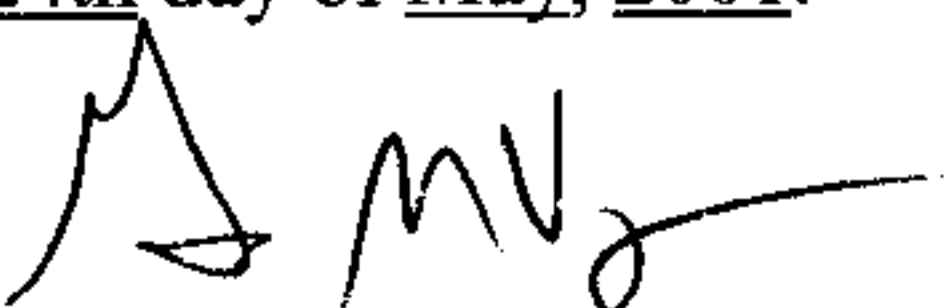

PHYLLIS BANKS

STATE OF ALABAMA)
COUNTY OF SHELBY)

ACKNOWLEDGEMENT

I, the undersigned, a Notary Public, in and for said County, in said State, hereby certify that PHYLLIS BANKS, AN UNMARRIED PERSON, 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 24th day of May, 2001.



Notary Public

My commission expires: 9.29.01

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