

This instrument was prepared by:
(Name) GENE W. GRAY, JR.

(Address) 2100 SOUTHBRIIDGE PARKWAY, #638
BIRMINGHAM, ALABAMA 35209

Send Tax Notice To: SOPHIE HENZEL

name

816 GREYSTONE HIGHLANDS DRIVE

address

BIRMINGHAM, ALABAMA 35242

WARRANTY DEED

STATE OF ALABAMA
Jefferson COUNTY }

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of ONE HUNDRED FORTY FOUR THOUSAND NINE HUNDRED AND NO/100-----DOLLARS (\$144,900.00) to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged, I or we, DAPHNE S. HAYNES A/K/A DAPHNE B. HAYNES

(herein referred to as grantor, whether one or more), grant, bargain, sell and convey unto SOPHIE HENZEL

(herein referred to as grantee, whether one or more), the following described real estate, situated in SHELBY County, Alabama, to-wit:

LOT 44, ACCORDING TO THE SURVEY OF AMENDED MAP OF GREYSTONE HIGHLANDS, PHASE 2, AS RECORDED IN MAP BOOK 19, PAGE 25, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA. MINERAL AND MINING RIGHTS EXCEPTED.

SUBJECT TO:

ADVALOREM TAXES FOR THE YEAR 2001 AND THEREAFTER.

BUILDING SETBACK LINE AS RECORDED IN INST. #1994-33988.

TRANSMISSION LINE PERMIT(S) AS RECORDED IN DEED BOOK 109, PAGE 492; DEED BOOK 127, PAGE 336; DEED BOOK 160, PAGE 403; DEED BOOK 173, PAGE 191 AND DEED BOOK 111, PAGE 402.

RIGHT OF WAY GRANTED TO SOUTH CENTRAL BELL TELEPHONE COMPANY RECORDED IN DEED BOOK 324, PAGE 837.

TITLE TO ALL MINERALS WITHIN AND UNDERLYING THE PREMISES, TOGETHER WITH ALL MINING RIGHTS AND OTHER RIGHTS, PRIVILEGES AND IMMUNITIES RELATING THERETO, INCLUDING RELEASE OF DAMAGES, AS RECORDED IN DEED BOOK 4, PAGE 486 AND DEED BOOK 4, PAGE 488.

RIGHT OF WAY GRANTED TO NEW FOUR LANE HIGHWAY #280 RECORDED IN LIS PENDENS 4, PAGE 509.

COVENANT AND AGREEMENT FOR WATER SERVICE AS SET OUT IN REAL VOLUME 235, PAGE 611.

UTILITY EASEMENT FOR EBSCO INDUSTRIES TO CAHABA WATER RENOVATIONS SYSTEMS RECORDED IN REAL VOLUME 42, PAGE 223.

DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS AS RECORDED IN INST. #1994-33988 AND RECORDED MAP.

RELEASE OF DAMAGES AS RECORDED IN INST. #1994-33988 AND IN INST. #1995-26818.

NOTES AND RESTRICTIONS AS SHOWN ON MAP BOOK 19, PAGE 25.

\$100000.00 OF THE CONSIDERATION WAS PAID FROM THE PROCEEDS OF A MORTGAGE LOAN.

DAPHNE S. HAYNES IS THE SAME PERSON AS DAPHNE B. HAYNES.

TO HAVE AND HOLD to the said grantee, his, her or their heirs and assigns forever.

And I (we) do for myself (ourselves) and for my (our) heirs, executors, and administrators covenant with the said GRANTEE(S), 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 GRANTEE(S), their heirs and assigns forever, against the lawful claims of all person.

IN WITNESS WHEREOF, I have hereunto set my hand(s) and seal (s), this 15th

day of August, 2001

Daphne B. Haynes (Seal)
DAPHNE B. HAYNES

BY: Michela B. Swafford
MICHELA B. SWAFFORD
AS ATTORNEY IN FACT
FOR DAPHNE B. HAYNES

STATE OF ALABAMA
JEFFERSON COUNTY

I, the undersigned, a Notary Public in and for said County in said State, hereby certify that MICHELA B. SWAFFORD whose name as Attorney in Fact for DAPHNE B. HAYNES under that certain Durable Power of Attorney recorded on 8/20/01 in 2001-35439 in the Probate Office of JEFFERSON County, Alabama, is signed to the foregoing instrument and is known to me, acknowledged before me on this day that, being informed of the contents of the instrument, she, in her capacity as such Attorney in Fact, executed the same voluntarily for and as the act of DAPHNE B. HAYNES on the day the same bears date.

Given under my hand and official seal this 15th day of AUGUST, 2001.

Notary Public
Print Name: GENE W. GRAY, JR.
Commission Expires: 11/09/02

08/20/2001-35440
11:45 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
001 NSB
56.00

2001-35440
T-654
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