

(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

STATE OF ALABAMA)  
COUNTY OF SHELBY)

SEND TAX NOTICE TO:

MICHAEL S. BECKENSTEIN  
6025 ROSEMONT ROAD  
BIRMINGHAM, AL 35242

Inst # 2002-00770  
\* \* \*

01/04/2002-00770  
01:22:45 AM CERTIFIED  
SHELBY COUNTY JUDGE OF PROBATE  
002 MEL

**JOINT TENANTS WITH RIGHT OF SURVIVORSHIP  
WARRANTY DEED**

**Know All Men by These Presents:** That in consideration of FOUR HUNDRED TWENTY FOUR THOUSAND FIVE HUNDRED and 00/100 (\$424,500.00) DOLLARS to the undersigned grantor or grantors in hand paid by the GRANTEEES herein, the receipt of which is acknowledged, we, GARY TILKIN and TAMARA TRAVIS TILKIN, HUSBAND AND WIFE (herein referred to as GRANTORS) do grant, bargain, sell and convey unto MICHAEL S. BECKENSTEIN and COLLEEN M. BECKENSTEIN, HUSBAND AND WIFE, (herein referred to as GRANTEEES, as joint tenants, with right of survivorship, whether one or more) the following described real estate, situated in SHELBY County, Alabama, to-wit:

LOT 4, ACCORDING TO THE SURVEY OF GREYSTONE 7<sup>TH</sup> SECTOR, PHASE II, AS RECORDED IN MAP BOOK 19, PAGE 121, 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 NOVEMBER 6, 1990 AND RECORDED IN REAL VOLUME 317, PAGE 260, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA AND ALL AMENDMENTS THERETO.

**SUBJECT TO:**

1. TAXES FOR THE YEAR 2002 WHICH CONSTITUTE A LIEN BUT ARE NOT YET DUE AND PAYABLE UNTIL OCTOBER 1, 2002.
2. RELEASE OF DAMAGES AS SET OUT IN INSTRUMENT #1995-22486.
3. RESTRICTION, COVENANTS, CONDITIONS, EXCEPTIONS, RESERVATIONS AND SET BACK LINES AS SET OUT IN INSTRUMENT #1995-22486.
4. RESTRICTIONS APPEARING OF RECORD IN BOOK 317, PAGE 260; BOOK 316, PAGE 239 AND INSTRUMENT #1995-8111.
5. RESTRICTIONS AS SHOWN ON RECORDED MAP(S).
6. 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 4, PAGES 493, 495 AND 497.

7. RECIPROCAL EASEMENT IN BOOK 312, PAGE 274 AND AMENDED IN BOOK 317,  
PAGE 253.
8. 10 FOOT UTILITY EASEMENT ALONG THE REAR LOT LINE AS SHOWN ON  
RECORDED MAP.

\$300,700.00 of the consideration herein was derived from a mortgage closed  
simultaneously herewith.

**TO HAVE AND TO HOLD** Unto the said GRANTEEES 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 GRANTEEES, 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  
GRANTEEES, his, her, or their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the said GRANTORS, GARY TILKIN and TAMARA TRAVIS  
TILKIN, HUSBAND AND WIFE, have hereunto set his, her or their signature(s) and seal(s), this  
the 14th day of December, 2001.



GARY TILKIN



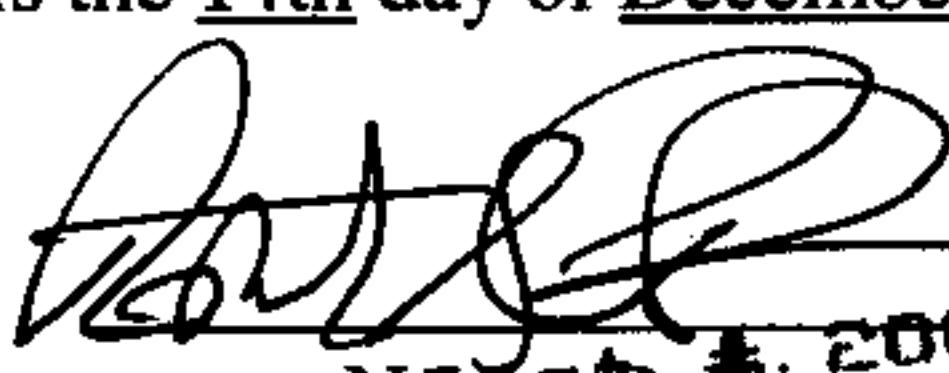
TAMARA TRAVIS TILKIN

STATE OF ALABAMA)  
COUNTY OF SHELBY)

ACKNOWLEDGEMENT

I, the undersigned, a Notary Public, in and for said County, in said State, hereby certify that  
GARY TILKIN and TAMARA TRAVIS TILKIN, 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 14th day of December, 2001.



01/04/2002-00770  
Notary Public

My commission expires: 7/4/02

01/04/2002-00770  
11:22 AM CERTIFIED  
SHELBY COUNTY JUDGE OF PROBATE  
002 MEL 138.00