

THIS INSTRUMENT PREPARED BY:
James J. Odom, Jr.
P.O. Box 11244
Birmingham, AL 35202-1244

SEND TAX NOTICE TO:
Stan B. Ingram Jr. and Mike Dozier
5149 Trace Crossing Drive
Hoover, AL 35244

STATE OF ALABAMA)
COUNTY OF SHELBY)

STATUTORY WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS THAT in consideration of Two Hundred Eighty Thousand and No/100 (\$280,000.00) Dollars to the undersigned grantor, HSBC Mortgage Corporation (USA), a Delaware corporation, in hand paid by Stan B. Ingram, Jr. and Mike Dozier, the receipt whereof is hereby acknowledged, the said HSBC Mortgage Corporation (USA), a Delaware corporation (referred to herein as "Grantor"), does by these presents, grant, bargain, sell and convey unto Stan B. Ingram, Jr. and Mike Dozier (herein referred to as "Grantees") the following described real estate, situated in Shelby County, Alabama (the "Property"), to-wit:

Lot 19, according to the Survey of Greystone, 7th Sector, Phase II, as recorded in Map Book 19, at Page 121, in the Probate Office of Shelby County, Alabama, being situated in Shelby County, Alabama.

TOGETHER with the nonexclusive 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 317, at Page 260, in the Probate Office of Shelby County, Alabama and all amendments thereto.

SUBJECT TO: (1) Current taxes; (2) Restrictions appearing of record in Book 317, at Page 260, and amended in Instrument #1995-8111; Instrument #1995-18321; and Book 316, at Page 239, in the Shelby County Probate Office; (3) Setback lines and release of damages as set out in Instrument #1995-18321 in the Shelby County Probate Office; (4) 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, at Pages 493, 495 and 497, in the Shelby County Probate Office; (5) Restrictions as shown on recorded map(s); (6) Reciprocal easement in Book 312, at Page 274, and amended in Book 317, at Page 253, in the Shelby County Probate Office; (6) Covenants and agreements for water service in Book 235, at Page 574, in the Shelby County Probate Office; (7) Statement regarding natural lime sinks, as shown on recorded subdivision map recorded in Map Book 19, at Page 121.

TO HAVE AND TO HOLD to the Grantees, their heirs and assigns forever.

IN WITNESS WHEREOF, the undersigned has executed this conveyance on this the 19th day of June, 2002.

Edna Cooper
Witness
Edna Cooper

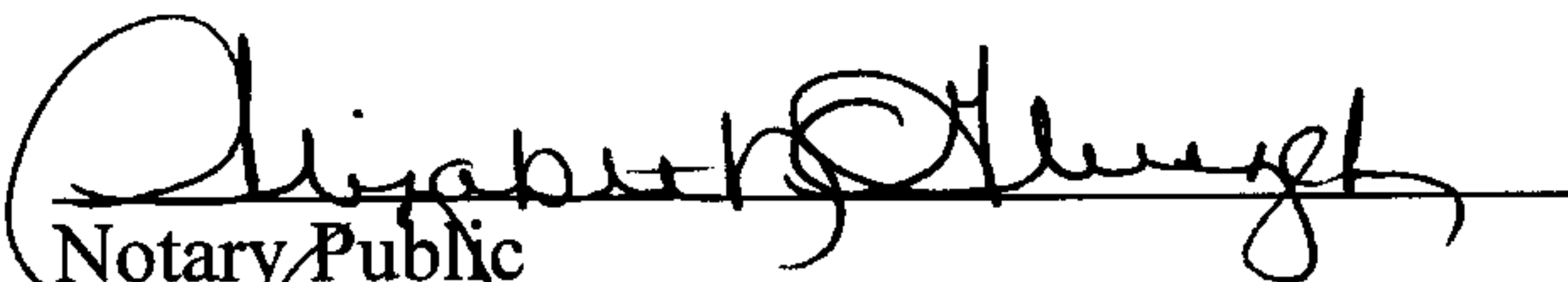
HSBC Mortgage Corporation (USA)
a Delaware corporation
By: Diane Letki
As its DIANE LETKI #11377
ASSISTANT VICE PRESIDENT

STATE OF New York)
COUNTY OF Erie)

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that _____, whose name as _____ of HSBC Mortgage Corporation (USA), a Delaware corporation, is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this day, that, being informed of the contents of the conveyance, he, as such officer and with full authority, executed the same voluntarily for and as the act of said corporation.

Given under my hand and seal this 19th day of June, 2002.

ELIZABETH C. GLUSZEK
Notary Public, State of New York
Qualified in Erie County
My Commission Expires Oct. 31, 2005


Notary Public

My Commission Expires: _____