


**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** )

  
20020725000346050 Pg 1/2 15.00  
Shelby Cnty Judge of Probate, AL  
07/25/2002 15:42:00 FILED/CERTIFIED

**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, 7<sup>th</sup> 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

19<sup>th</sup> 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

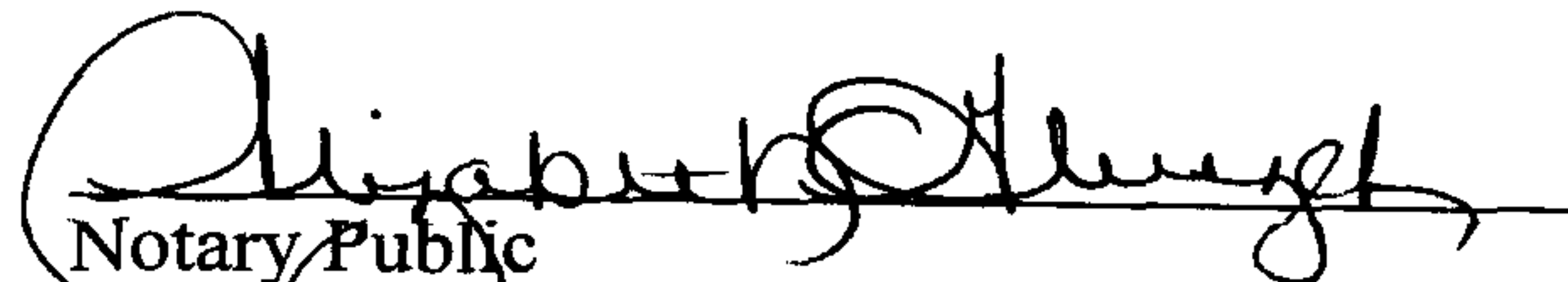
STATE OF New York )  
COUNTY OF Erie )

20020725000346050 Pg 2/2 15.00  
Shelby Cnty Judge of Probate,AL  
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I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Diane Letki #11377 whose name as Asst. Vice President 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 19<sup>th</sup> 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: \_\_\_\_\_