

THIS INSTRUMENT WAS PREPARED WITHOUT EVIDENCE OF TITLE.

This form provided by

SHELBY COUNTY ABSTRACT & TITLE CO., INC.

P. O. Box 752 - Columbiana, Alabama 35051
(205) 669-6204 (205) 669-6291 Fax (205) 669-3130

SEND TAX NOTICE TO:

(Name) Garry Franklin Greening

(Address) 229 Clear Springs Way

Shelby, Al. 35143



20030207000077890 Pg 1/1 21.00
Shelby Cnty Judge of Probate, AL
02/07/2003 14:04:00 FILED/CERTIFIED

This instrument was prepared by:

Form 1-1-27 Rev. 4/99

WARRANTY DEED - Stewart Title Insurance Corporation of Houston, Texas

STATE OF ALABAMA

Shelby

COUNTY }

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of Five Hundred and no/100 ----- dollars

to the undersigned grantor (whether one or more), in hand paid by the grantees herein, the receipt whereof is acknowledged, I or we, Franklin J. Greening and wife, Luella Fay B. Greening (herein referred to as grantor, whether one or more), bargain, sell and convey unto Garry Franklin Greening

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

Lot 10, according to Map of the 1974 Addition of Shelby Shores, Phase II, as recorded in Map Book 6, at Page 33, in the Office of the Judge of Probate of Shelby County, Alabama.

Subject to restrictions, easements and rights of way of record.

TO HAVE AND TO HOLD to the said grantees, 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 persons.

IN WITNESS WHEREOF, we have hereunto set our hand(s) and seal(s), this 7th day of February, 2003.

(Seal)

(Seal)

(Seal)

Franklin J. Greening (Seal)

(Seal)

(Seal)

(Seal)

STATE OF ALABAMA

Shelby

COUNTY }

General Acknowledgement

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that Franklin J. Greening and Luella Fay B. Greening, whose names are signed to the foregoing conveyance, and who are known to me, acknowledged before me on this day, that, being informed of the contents of the conveyance they executed the same voluntarily on the day the same bears date.

7

February

A. D., 2003

Given under my hand and official seal this

day of

March 2, 2003

Notary Public