



20030522000321290 Pg 1/1 13.00
Shelby Cnty Judge of Probate, AL
05/22/2003 14:53:00 FILED/CERTIFIED

Send tax notice to:
RONNIE GREEN
DIANE GREEN
153 KENTWOOD DRIVE
ALABASTER, ALABAMA 35007

BHM 3064
This instrument prepared by:
Stewart & Associates, P.C.
3595 Grandview Pkwy, #350
Birmingham, Alabama 35243

STATE OF ALABAMA
SHELBY COUNTY

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS:

That is consideration of ONE HUNDRED SIXTY SEVEN THOUSAN DOLLARS AND NO/100 (\$167,000.00) in hand paid to the undersigned, DAVID W. ZEAGLER AND SPOUSE CLARE ZEAGLER (hereinafter referred to as Grantors") by RONNIE GREEN AND DIANE GREEN (hereinafter referred to as Grantees"), the receipt and sufficiency of which are hereby acknowledged, Grantors do, by these presents, grant, bargain, sell, and convey unto Grantees, as joint tenants with right of survivorship, the following described real estate situated in SHELBY County, Alabama, to-wit:

LOT 16, ACCORDING TO THE SURVEY OF KENTWOOD, AS RECORDED IN MA P BOOK 16, PAGE 109, SHELBY COUNTY RECORDS, ALABAMA.

SUBJECT TO:

Advalorem taxes due and payable October 01, 2003 and thereafter.

Mineral and mining rights not owned by Grantors as recorded in Volume 623, Page 582, and Volume 4797, Page 218.

Building setback lines, easements, restrictions, rights of way, covenants and conditions as shown on recorded plat.

Covenants, conditions and restrictions as recorded in Inst. #1992-22254.

Easement to Alabaster Water and Gas Board recorded in Inst. #1992-18725.

TO HAVE AND TO HOLD to Grantees, as joint tenants, with right of survivorship, their heirs, executors, administrators and assigns forever.

The Grantors do for themselves, their heirs and assigns, covenant with Grantees, their heirs, executors, administrators and assigns, that they are is lawfully seized in fee simple of said premises; that they are free from all encumbrances except as noted above; that they have a good right to sell and convey the same as aforesaid; and that they will, and their heirs, executors, administrators and assigns forever against the lawful claims of all persons.

IN WITNESS WHEREOF, Grantor(s), DAVID W. ZEAGLER and CLARE ZEAGLER hereunto set their signature(s) and seal(s) on this the 16th day of May, 2003

David W. Zeagler

DAVID W. ZEAGLER

Clare Zeagler

CLARE ZEAGLER

STATE OF ALABAMA
COUNTY OF JEFFERSON

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that RONNIE GREEN and CLARE ZEAGLER, whose name(s) is/are signed to the foregoing instrument, and who is/are known to me, acknowledged before me on this day, that, being informed of the contents of the said instrument, he/she/they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this the 16th day of May 2003.

[NOTARIAL SEAL]

Kimberly Deann Hawkins

Notary Public
Print Name:
Commission Expires: *1/8/07*