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20040406000175790 Pg 1/2 409.00
Shelby Cnty Judge of Probate, AL
04/06/2004 08:57:00 FILED/CERTIFIED

FRS File No.: 385592

Customer File No.: 1521175

WARRANTY DEED

THE STATE OF Alabama }
COUNTY OF Shelby }

KNOW ALL MEN BY THESE PRESENTS: That in consideration of One Hundred and No/100 (\$100.00) DOLLARS and other valuable considerations to the undersigned GRANTOR, in hand paid by the GRANTEES herein, the receipt of which is hereby acknowledged, Steven A. Rains and Donna M. Rains, husband and wife, (herein referred to as GRANTOR), does hereby GRANT, BARGAIN, SELL and CONVEY unto
Prudential Residential Services, Limited Partnership, a Delaware Limited Partnership, acting by its General Partner, Prudential Homes Corporation

(herein referred to as GRANTEE), its heirs and assigns,

the following described real estate, situated in the County of Shelby, State of Alabama, to-wit:

Lot 41, according to the Final Recorded Plat of Greystone Farms, Milner's Crescent Sector, Phase 1, as recorded in Map Book 19, Page 140, in the Probate Office of Shelby County, Alabama.

This conveyance is made subject to any and all easements, restrictions and rights-of-way which appear of record and affect the above-described property.

For ad valorem tax appraisal purposes only, the address of the property is 4040 Milner's Crescent, Birmingham, AL 35242, which is the address of the Grantees.

TO HAVE AND HOLD the tract or parcel of land above described, together with improvements and appurtenances thereunto pertaining, unto the said GRANTEE, its heirs and assigns, forever.

CLAYTON T. SWEENEY, ATTORNEY AT LAW

AND GRANTOR does covenant with the said GRANTEE, its heirs and assigns, that GRANTOR is lawfully seized in fee simple of the aforementioned premises; that GRANTOR is free from all encumbrances, except as hereinabove provided; that GRANTOR has a good right to sell and convey the same to the said GRANTEE, its heirs and assigns, and that GRANTOR will warrant and defend the premises to the said GRANTEE, its heirs and assigns, forever, against the lawful claims and demands of all persons except as hereinabove provided.

IN WITNESS WHEREOF, GRANTOR has caused this instrument to be executed on this 8th day of March 2004, _____.

Steven A. Rains (Seal)
Steven A. Rains

Donna M. Rains (Seal)
Donna M. Rains

THE STATE OF Alabama }
COUNTY OF Shelby }

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I, the undersigned, a Notary Public in and for said County in said State, hereby certify that Steven A. Rains married to Donna M. Rains (fill in marital status) whose name 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, was executed the same voluntarily on the day the same bears date.

GIVEN under my hand and seal this the 8th day of March, 2004.

My Commission Expires: 08/26/2007

April Lee (Seal)
Notary Public April Lee

THE STATE OF Alabama }
COUNTY OF Shelby }

I, the undersigned, a Notary Public in and for said County in said State, hereby certify that Donna M. Rains married to Steven A. Rains (fill in marital status) whose name 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, was executed the same voluntarily on the day the same bears date.

GIVEN under my hand and seal this the 8th day of March, 2004.

My Commission Expires: 08/26/2007

April Lee (Seal)
Notary Public April Lee

This document prepared by: Jason Zimmerman, Document Services Consultant, 10010 San Pedro, Suite 800, San Antonio, TX 78216