



SEND TAX NOTICE TO: MARK S. & TRACIE RENEE YOUNG
4112 MILNER CIRCLE
BIRMINGHAM, ALABAMA 35242

WARRANTY DEED

WARRANTY DEED, JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR

**STATE OF ALABAMA:
COUNTY OF SHELBY:**

KNOW ALL MEN BY THESE PRESENTS, that in consideration of \$349,900.00 and other valuable considerations to the undersigned GRANTOR or GRANTORS in hand paid by the GRANTEE(S) herein, the receipt whereof, is hereby acknowledged I/we, **KEVIN J. MCCORMICK and DENISE MARIE MCCORMICK, HUSBAND AND WIFE**, (herein referred to as GRANTOR(S), do hereby GRANT, BARGAIN, SELL and CONVEY unto **MARK S. YOUNG and TRACIE RENEE YOUNG**, (herein referred to as GRANTEE(S) for and during their joint lives and upon the death of either of them, then to the survivor of them in fee simple, together with every contingent remainder and right of reversion, the following described real estate, situated in the **County of SHELBY, and State of Alabama**, to-wit:

LOT 145, ACCORDING TO THE AMENDED FINAL RECORDED PLAT OF GREYSTONE FARMS, MILNER'S CRESCENT SECTOR, PHASE 4, AS RECORDED IN MAP BOOK 27, PAGE 71, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.

TOGETHER WITH THE NON-EXCLUSIVE EASEMENT TO USE THE PRIVATE ROADWAYS, COMMON AREAS, AND HUGH DANIEL DRIVE, ALL AS MORE PARTICULARLY DESCRIBED IN THE GREYSTONE FARMS DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS, RECORDED IN INSTRUMENT #1995-16401, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA (WHICH TOGETHER WITH ALL AMENDMENTS THERETO IS HEREINAFTER REFERRED TO AS THE "DECLARATION").

~~\$270,000.00 of the purchase price received above was paid from a first purchase money mortgage closed simultaneously herewith.~~
Subject to easements, restrictive covenants and ad valorem taxes of record.

TO HAVE AND TO HOLD to the said GRANTEES for and during their joint lives and upon the death of either of them, then to the survivor of them in fee simple, and to their heirs and assigns of such survivor forever, together with every contingent remainder and right of reversion.

And I(we) do for myself(ourselves) and for my(our) heirs, executors, and administrators covenant with the said GRANTEES, their heirs and assigns, that I am(we are) lawfully seized in fee simple of said premises; that they are free from all encumbrances, that I (we) have a good right to sell and convey the same to the said GRANTEES, their heirs and assigns forever, against the lawful claims of all persons, except as to the hereinabove restrictive covenants, conditions, easements and ad valorem taxes of record and do hereby WARRANT AND WILL FOREVER DEFEND the title to said property and the possession thereof.

IN WITNESS WHEREOF, we have hereunto set our hands and seals, this 14th day of April, 2004.

Kevin J. McCormick by Steven B. Whitten A.T.F.

(L.S.)

Denise Marie McCormick by Steven B. Whitten A.T.F.

(L.S.)

DENISE MARIE MCCORMICK

THE STATE OF ALABAMA:
COUNTY OF JEFFERSON

I, THE UNDERSIGNED, A NOTARY PUBLIC, IN AND FOR SAID COUNTY IN SAID STATE, HEREBY CERTIFY THAT STEVEN B. WHITTEN, ATTORNEY IN FACT OR KEVIN J. MCCORMICK AND DENISE MARIE MCCORMICK SIGNED THE FOREGOING COVEYANCE AND WHO IS KNOWN TO ME, ACKNOWLEDGED BEFORE ME THIS DATE, THAT BEING INFORMED OF THE CONTENTS OF THE CONVEYANCE, STEVEN B. WHITTEN, IN HIS CAPACITY AS ATTORNEY IN FACT, EXECUTED THE SAME VOLUNTARILY ON THE DATE THE SAME BEARS DATE. GIVEN UNDER MY HAND AND SEAL ON THIS 14TH DAY OF APRIL, 2004..

David S. Snoddy

NOTARY PUBLIC

PREPARED BY:
CHRISTOPHER P. MOSELEY
MOSELEY AND ASSOCIATES, P.C.
3800 COLONNADE PARKWAY, SUITE 630
BIRMINGHAM, ALABAMA 35243

DAVID S. SNODDY
MY COMMISSION EXPIRES 6/18/06