


This instrument was prepared by:

(Name) William H. Halbrooks
(Address) 1 Independence Plaza, Suite 704
Birmingham, AL 35209

Send Tax Notice To: Steve Trueb
name
1314 Cobb Lane
address
Birmingham, AL 35205

WARRANTY DEED-

STATE OF ALABAMA }
Shelby COUNTY } KNOW ALL MEN BY THESE PRESENTS:


20040503000229050 Pg 1/1 12.00
Shelby Cnty Judge of Probate, AL
05/03/2004 10:47:00 FILED/CERTIFIED

That in consideration of Two Hundred Fifteen Thousand and no/100-----
(\$215,000.00) Dollars
to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged, I
or we,
Charles Felix and wife, Carol N. Felix

(herein referred to as grantor, whether one or more), grant, bargain, sell and convey unto
Clay Bishop and Steve Trueb

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

Lot 13-A, according to the Survey of Linkside at Greystone,
Resurvey #1, as recorded in Map Book 17, Page 56, in the
Probate Office of Shelby County, Alabama; being situated
in 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 Residential Declaration
of Covenants, Conditions, and Restrictions dated November
6, 1990 and recorded in Real 317, Page 260 in the Probate
Office of Shelby County, Alabama and all amendments thereto.

Subject to current taxes, easements and restrictions of record.

\$ 240,000.00 of the purchase price recited above was
paid from a mortgage loan closed simultaneously herewith.

The herein described property does not constitute the homestead of
the Grantor, nor that of his spouse.

TO HAVE AND HOLD to the said grantee, 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 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,
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 GRANTEES, their heirs and assigns forever, against
the lawful claims of all person.

IN WITNESS WHEREOF, I have hereunto set my hand(s) and seal (s), this _____
day of April, xx2004

_____(Seal)

_____(Seal)

_____(Seal)

Charles Felix (Seal)

Carol N. Felix (Seal)

Carol N. Felix (Seal)

Florida
STATE OF ~~ALABAMA~~ }
Browns COUNTY }

General Acknowledgment

I, Charles Felix and Carol N. Felix a Notary Public in and for the said County, in said State, hereby certify that
whose name 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.

Given under my hands and official seal this _____ day of April A.D., xx2004

Jerry Murat
Notary Public

