

04-113

20040708000378230 Pg 1/1 87.00
Shelby Cnty Judge of Probate, AL
07/08/2004 02:11:00 FILED/CERTIFIED

SEND TAX NOTICE TO:
Rodney L. Sartain
Leigh R. Sartain
1104 Hardwood Cove Road
Birmingham, AL 35242

This instrument was prepared by:
Charles E. Davis, Jr.
400 Vestavia Parkway, Suite 101
Birmingham, Alabama 35216

WARRANTY DEED

STATE OF ALABAMA)
SHELBY COUNTY) **KNOW ALL MEN BY THESE PRESENTS,**

That in consideration of **SEVEN HUNDRED FIFTY-SEVEN THOUSAND FIVE HUNDRED and No/100's (\$757,500.00) DOLLARS** to the undersigned grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we, **Charles K. Beck and wife, Mary C. Beck** (hereinafter grantors), do grant, bargain, sell and convey unto **Rodney L. Sartain and Leigh R. Sartain**, (hereinafter grantees) as **joint tenants with right of survivorship**, all of our right, title and interest in the following described real estate, situated in **SHELBY COUNTY, ALABAMA:**

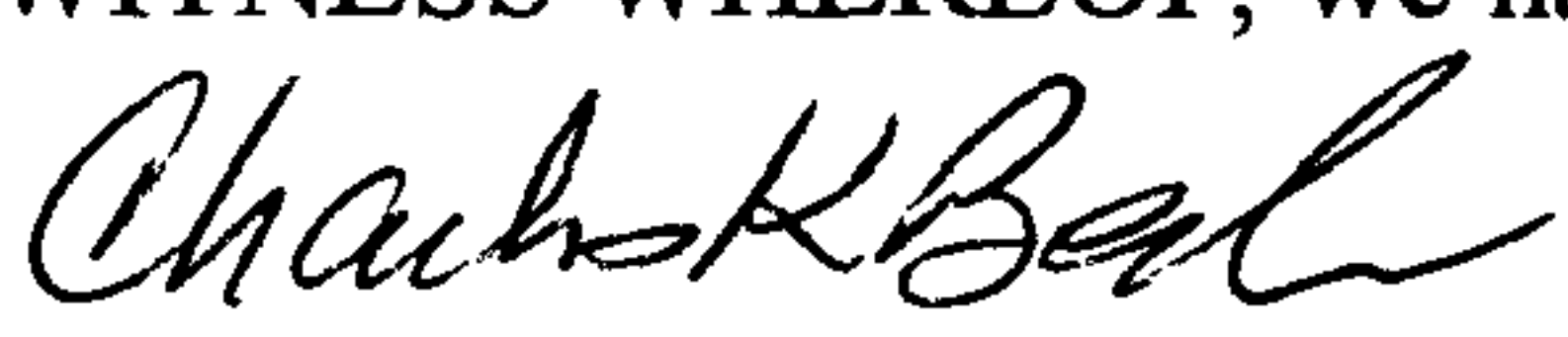
Lot 88, according to the Survey of Amended Map of The Cove of Greystone, Phase I, as recorded in Map Book 26, page 39, in the Probate Office of Shelby County, Alabama.

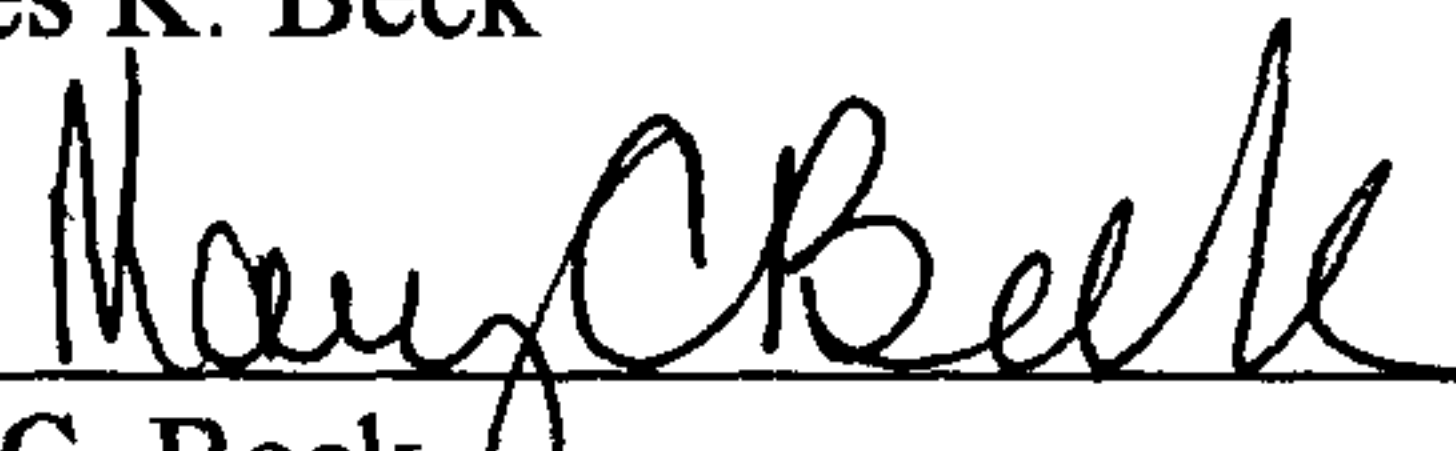
\$606,000.00 of the above referenced consideration is from a purchase money first mortgage.
\$75,750.00 of the above referenced consideration is from a purchase money first mortgage.

Subject to current taxes, all matters of public record, including, but not limited to easements, restrictions of record, and other matters which may be viewed by observation.

TO HAVE AND TO HOLD unto the said GRANTEES, their heirs and assigns, forever. And we do for ourselves and for our heirs, executors, and administrators covenant with the said GRANTEES, their heirs and assigns, that we are lawfully seized in fee simple of said premises; that it is free from all encumbrances, unless otherwise noted above; that we have a good right to sell and convey the same as aforesaid; that we will and 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 persons.

IN WITNESS WHEREOF, we have hereunto set our hands and seals this 8 day of June, 2004.



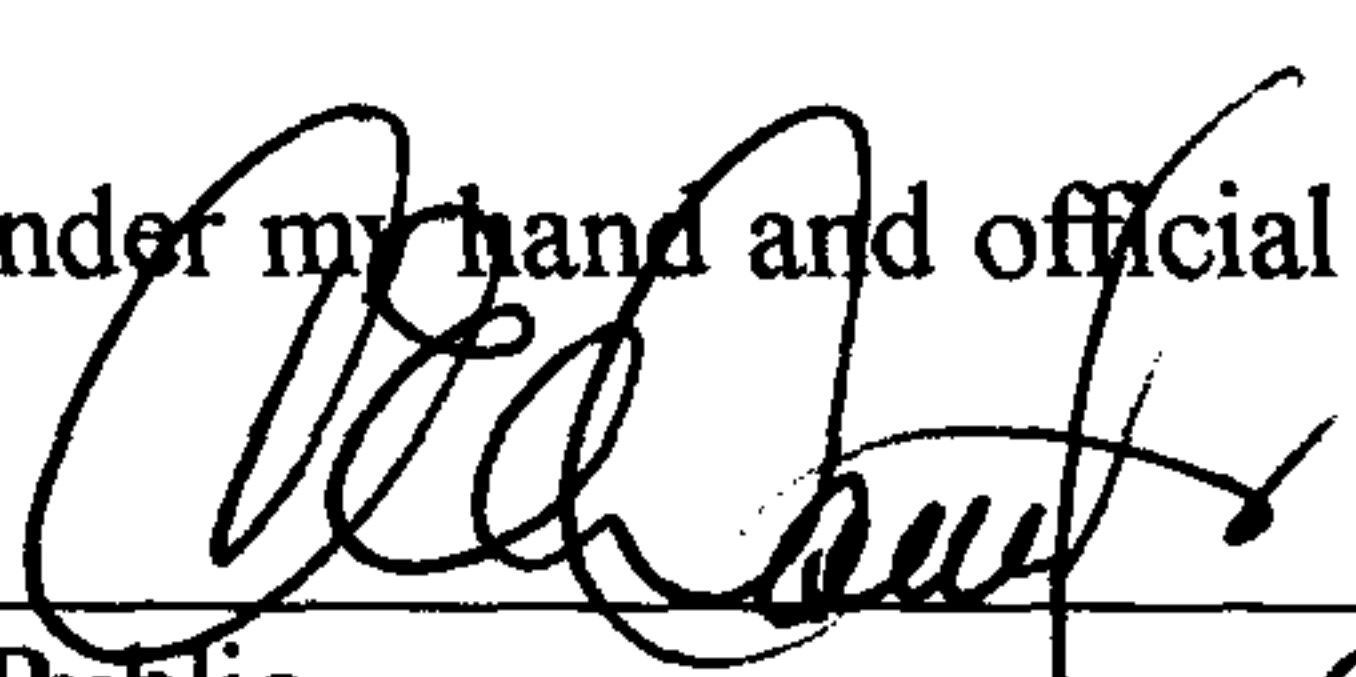
Charles K. Beck


Mary C. Beck

STATE OF ALABAMA)
JEFFERSON COUNTY)

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that **Charles K. Beck and Mary C. Beck**, 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.

Given under my hand and official seal this 8 day of June, 2004.



Notary Public
Commission Expires: 10/28/2006

Charles Davis