

STATE OF ALABAMA)
SHELBY COUNTY)

20041208000671930 Pg 1/2 15.00
Shelby Cnty Judge of Probate, AL
12/08/2004 12:51:00 FILED/CERTIFIED

20041109000616090 Pg 1/2 289.00
Shelby Cnty Judge of Probate, AL
11/09/2004 09:34:00 FILED/CERTIFIED

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, That for and in consideration of FIVE HUNDRED TWENTY FIVE THOUSAND AND NO/100 DOLLARS (\$525,000.00) to the undersigned GRANTORS in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, **DANIEL J. McLAURY and spouse, TERRI S. McLAURY** (GRANTORS) do grant, bargain, sell and convey unto **CARL C. SHARPE and JANICE B. SHARPE** (GRANTEES) as Joint Tenants with Right of Survivorship, the following described real estate situated in SHELBY COUNTY, ALABAMA to-wit:

17, PAGE ~~IN MAP BOOK~~ **LOT 55, ACCORDING TO THE SURVEY OF GREYSTONE, 5TH SECTOR, PHASE I AS RECORDED IN MAP BOOK 72 A, B AND C, IN THE OFFICE OF THE JUDGE OF PROBATE OF SHELBY COUNTY, ALABAMA.**

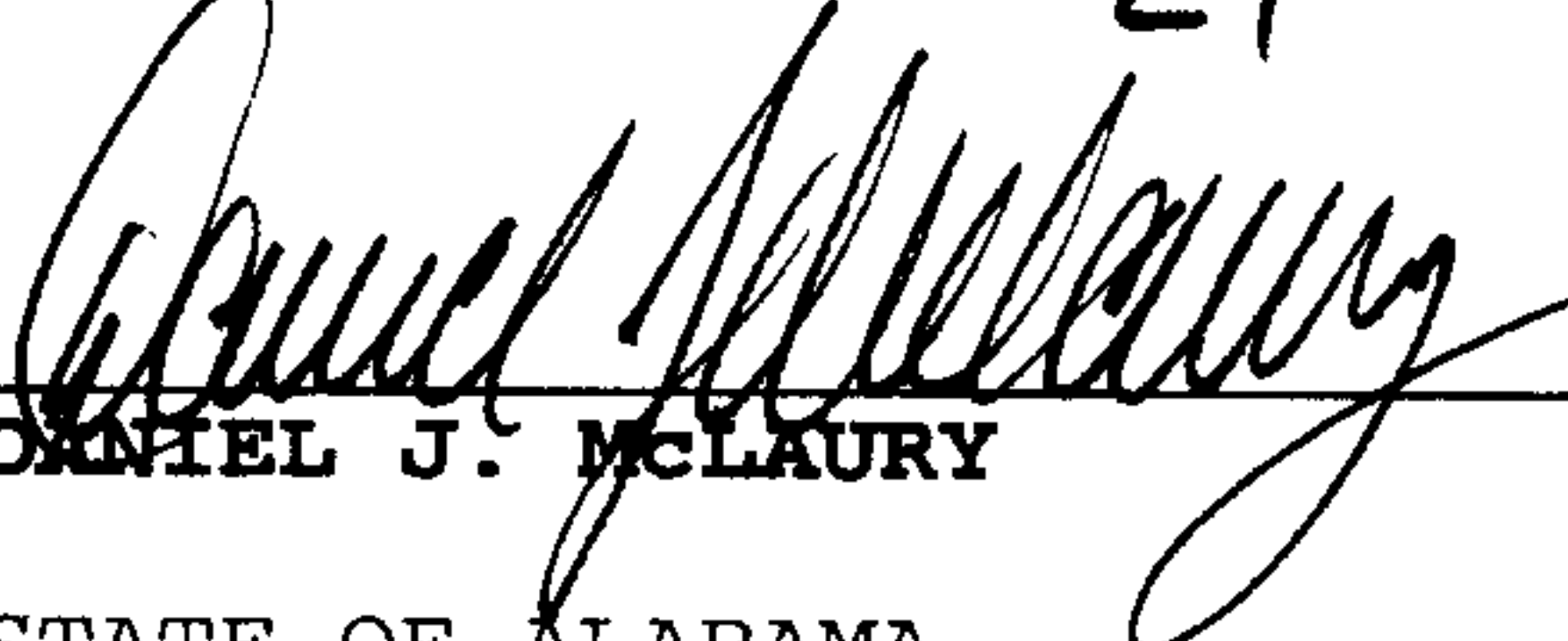
SUBJECT TO:

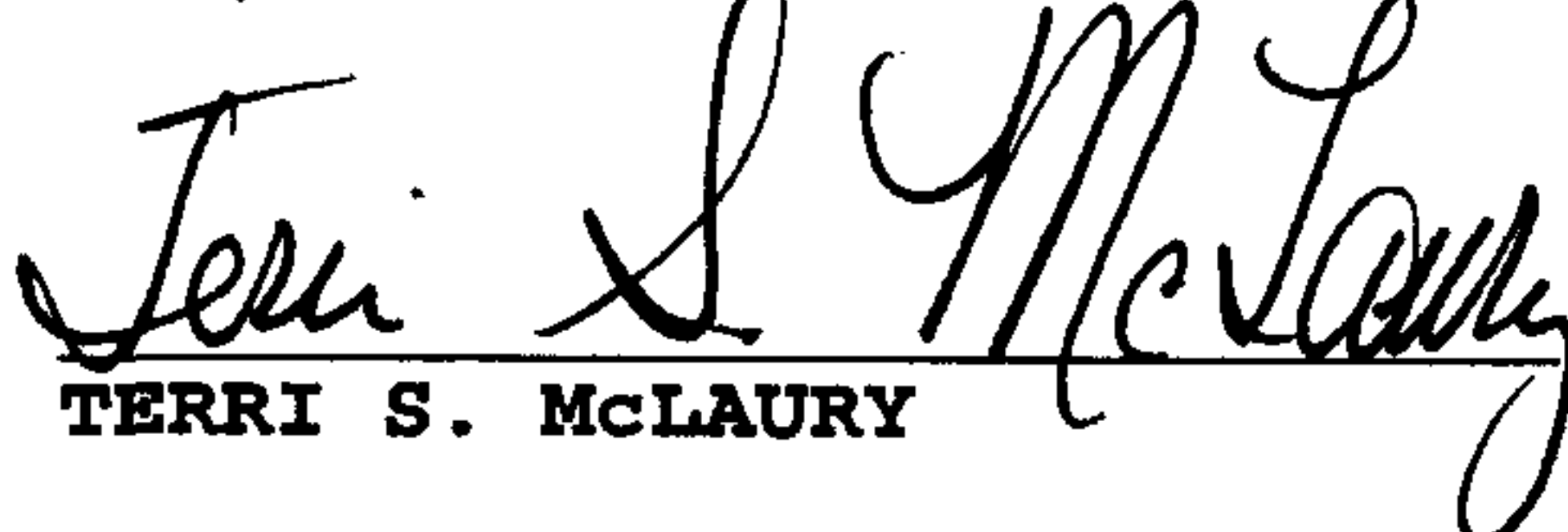
ADVALOREM TAXES DUE OCTOBER 1, 2004,
AND THOSE SET OUT ON EXHIBIT "A" ATTACHED HERETO, MADE A PART HEREOF AND INCORPORATED HERIN FOR ALL PURPOSE.

\$250000.00 OF THE CONSIDERATION WAS PAID FROM THE PROCEEDS OF TWO MORTGAGE LOANS.

TO HAVE AND TO HOLD unto the said GRANTEES as Joint Tenants with Right of Survivorship, their heirs and assigns forever; it being the intention of the Parties to this conveyance, that (unless the joint tenancy hereby created is severed or terminated during the joint lives of the grantees herein) in the event one grantee herein survives the other, the entire interest in fee simple shall pass to the surviving grantee, and if one does not survive the other, the heirs and assigns of the grantees herein shall take as tenants in common. And said GRANTORS do for themselves, their heirs, successors, assigns, and personal representatives covenant with said GRANTEES, their heirs, successors and assigns that they are lawfully seized in fee simple of said premises, that they are free from all encumbrances, unless otherwise noted above, that they have a good right to sell and convey the same as aforesaid, and that they will and their heirs, successors, assigns and personal representatives shall, warrant and defend the same to the said GRANTEES, their heirs, successors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the said GRANTORS have caused this conveyance to be executed this the **29** day of OCTOBER, 2004.


DANIEL J. McLAURY SEAL


TERRI S. McLAURY SEAL

STATE OF ALABAMA
COUNTY OF JEFFERSON

I, Gene W. Gray, Jr., P.C., a Notary Public, in and for said County in said State, hereby certify that **DANIEL J. McLAURY and TERRI S. McLAURY** 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 said conveyance, they executed the same voluntarily on the day the same bears date. Given under my hand and official seal of office this **29** day of OCTOBER, 2004.

MUST AFFIX SEAL

THIS INSTRUMENT PREPARED BY:
GENE W. GRAY, JR.
2100 SOUTHBRIDGE PARKWAY, SUITE 638
BIRMINGHAM, AL 35209
205 879 3400

SEND TAX NOTICE TO:
CARL C. SHARPE
JANICE B. SHARPE
1070 GREYMOOR ROAD
BIRMINGHAM, AL 35242
03-8-28-0-001-006.063


Notary Public
Commission Expires: 11/09/06

Subject to covenants, conditions and restrictions (deleting therefrom, and restrictions indicating any preference, limitation, or discrimination based on race, color, religion, sex, handicap, family status or national origin) as set forth in the document recorded in Instrument No. 1995-24559 and Book 265 Page 96, in the Probate Office of Shelby County, Alabama.

Title to all oil, gas and minerals within and underlying the premises, together with all oil and mining rights and other rights, privileges and immunities relating thereto, together with any release of liability for injury or damage to persons or property as a result of the exercise of such rights as recorded in Book 60 Page 260, Book 51 Page 564 and Book 4 Page 486, in the Probate Office of Shelby County, Alabama.

Release of damages as recorded in Instrument No. 1994-28967, in the Probate Office of Shelby County, Alabama.

Rights of others to use Hugh Daniel Drive and Greystone Drive as recorded in Book 301 Page 799, in the Probate Office of Shelby County, Alabama.

Covenants and agreements for water services as recorded in Book 235 Page 574, amended in Instrument No. 1993-20640 and Instrument No. 1993-20786, in the Probate Office of Shelby County, Alabama.

Reciprocal easement agreement pertaining to access and roadway easements as recorded in Book 312 Page 274, 1st amendment in Book 317 Page 253 and 2nd amendment in Instrument No. 1993-3126, in the Probate Office of Shelby County, Alabama.

Greystone Residential Declaration of covenants, conditions and restrictions as recorded in Book 317 Page 260, amended in Book 319 Page 235, first amendment in Book 346 Page 942, second amendment in Book 378 Page 904, third amendment in Book 397 Page 958, fourth amendment in Instrument No. 1992-17890, fifth amendment in Instrument No. 1993-3123, sixth amendment in Instrument No. 1993-10163, seventh amendment in Instrument No. 1993-14982, eighth amendment in Instrument No. 1993-20968, ninth amendment in Instrument No. 1993-32840, tenth amendment in Instrument No. 1994-23329, eleventh amendment in Instrument No. 1995-8111, twelfth amendment in Instrument No. 1995-24267, thirteenth amendment in Instrument No. 1995-34231, fourteenth amendment in Instrument No. 1996-19860, fifteenth amendment in Instrument No. 1996-37514, sixteenth amendment in Instrument No. 1996-39737 and the seventeenth amendment in Instrument No. 1997-2534, in the Probate Office of Shelby County, Alabama.

Agreement between Daniel Oak Mountain Limited Partnership and Shelby Cable, Inc. as recorded in Book 350 Page 585, in the Probate Office of Shelby County, Alabama.

10 foot easement along rear lot line as recorded in Map Book 17, Page 72, in the Probate Office of Shelby County, Alabama.

CARL C. SHARPE
JANICE B. SHARPE

