

This instrument was prepared by

Send Tax Notice To: Derek T. O. Scott

(Name) J. T. Tully

name

1015 Grand Oaks Drive

address

Bessemer, AL 35022

(Address) 5346 Stadium Trace Pkwy. Ste 114  
Hoover, AL 35244

**WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP**

STATE OF ALABAMA

Jefferson COUNTY

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of THREE HUNDRED FIFTY FIVE THOUSAND AND NO/100-----  
----- DOLLARS (\$355,000.00)  
to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we,  
Graystone Builders, LLC

(herein referred to as grantors) do grant, bargain, sell and convey unto Derek T. O. Scott and wife, Melissa M. Scott

(herein referred to as GRANTEES) as joint tenants with right of survivorship, the following described real estate situated in  
Shelby County, Alabama to-wit:

Lot 3, according to the Survey of Grand Oaks, as recorded in Map Book 31, Page  
68 in the Probate Office of Shelby County, Alabama.

Subject to current taxes, easements, covenants, restrictions and rights of way  
of record, mineral and mining rights.

\$ 275,000.00 of the purchase price was provided by a mortgage loan closed  
simultaneously herewith.

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, then the heirs and assigns of the grantees herein shall take as tenants in common.

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 persons.

IN WITNESS WHEREOF, I have hereunto set my hand(s) and seal(s), this 8th  
day of December, 2004.

\_\_\_\_\_  
(Seal)

\_\_\_\_\_  
(Seal)

\_\_\_\_\_  
(Seal)

\_\_\_\_\_  
Graystone Builders, LLC (Seal)

By: [Signature]  
Its Member (Seal)

\_\_\_\_\_  
Its Member (Seal)

STATE OF ALABAMA

Jefferson COUNTY

General Acknowledgment

I, J. T. Tully, a Notary Public in and for said County, in said State, hereby certify that  
Graystone Builders, LLC (Michael Bennett and Carlton Gray)  
whose name(s) \* ~~is~~ are signed to the foregoing conveyance, and who ~~is~~ 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 8th day of December A.D., 2004  
\*as Members of Graystone Builders, LLC,  
\*\*in their capacity as such members and with  
full authority,

J. T. Tully

Notary Public

NOTARY PUBLIC STATE OF ALABAMA AT LARGE  
MY COMMISSION EXPIRES: Aug 3, 2005  
BONDED THRU NOTARY PUBLIC UNDERWRITERS