

20050708000344390 1/2 \$708.50  
Shelby Cnty Judge of Probate, AL  
07/08/2005 03:51:46PM FILED/CERT

FRS File No.: 439568

Customer File No.: 3354401

### WARRANTY DEED

THE STATE OF ALABAMA }  
COUNTY OF SHELBY }

KNOW ALL MEN BY THESE PRESENTS: That in consideration of Six Hundred Ninety-Four Thousand Five Hundred and no/100-----DOLLARS and other valuable considerations to the undersigned GRANTOR, in hand paid by the GRANTEES herein, the receipt of which is hereby acknowledged, David E. O'Nions and Diane O'Nions, husband and wife, (herein referred to as GRANTOR), does hereby GRANT, BARGAIN, SELL and CONVEY unto Prudential Residential Services, Limited Partnership, a Delaware Limited Partnership, acting by its General Partner, Prudential Homes Corporation of 16260 North 71st Street, 2nd Floor Reception, Scottsdale, AZ 85254

(herein referred to as GRANTEE), its heirs and assigns,

Shelby County, AL 07/08/2005  
State of Alabama

Deed Tax: \$694.50

the following described real estate, situated in the County of Shelby, State of Alabama, to-wit:

Lot 1, according to the First Amended Plat of Final Subdivision, North Lake at Greystone, Phase 2, as recorded in Map Book 23, Page 58, in the Probate Office of Shelby County, Alabama. TOGETHER WITH the nonexclusive easement to use the private roadways, Common Areas and Hugh Daniel Drive, all as more particularly described in the Greystone Farms North Declaration of Covenants, Conditions and Restrictions, recorded in Instrument 1996-17498, 1st Amendment thereto recorded in Instrument 1998-10063, in the Probate Office of Shelby County, Alabama (which, together with all amendments thereto, is hereinafter collectively referred to as the "Declaration").

This conveyance is made subject to any and all easements, restrictions and rights-of-way which appear of record and affect the above-described property.

For ad valorem tax appraisal purposes only, the address of the property is 533 North Lake Cove, Birmingham, AL 35242, which is the address of the Grantees.

TO HAVE AND HOLD the tract or parcel of land above described, together with improvements and appurtenances thereunto pertaining, unto the said GRANTEE, its heirs and assigns, forever.

CLAYTON T. SWEENEY, ATTORNEY AT LAW

AND GRANTOR does covenant with the said GRANTEE, its heirs and assigns, that GRANTOR is lawfully seized in fee simple of the aforementioned premises; that GRANTOR is free from all encumbrances, except as hereinabove provided; that GRANTOR has a good right to sell and convey the same to the said GRANTEE, its heirs and assigns, and that GRANTOR will warrant and defend the premises to the said GRANTEE, its heirs and assigns, forever, against the lawful claims and demands of all persons except as hereinabove provided.

IN WITNESS WHEREOF, GRANTOR has caused this instrument to be executed on this 18th day of May, 2005.

David E. O'Nions (Seal)  
David E. O'Nions

Diane O'Nions (Seal)  
Diane O'Nions

THE STATE OF ALABAMA }  
COUNTY OF SHELBY

I, the undersigned, a Notary Public in and for said County in said State, hereby certify that David E. O'Nions MARRIED (fill in marital status) whose name is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this day that, being informed of the contents of the conveyance, \_\_\_\_\_ executed the same voluntarily on the day the same bears date.

GIVEN under my hand and seal this the 18th day of MAY, 2005.

[Signature] (Seal)  
Notary Public  
My Commission Expires May 7, 2007

My Commission Expires

THE STATE OF ALABAMA }  
COUNTY OF SHELBY

I, the undersigned, a Notary Public in and for said County in said State, hereby certify that Diane O'Nions MARRIED (fill in marital status) whose name is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this day that, being informed of the contents of the conveyance, \_\_\_\_\_ executed the same voluntarily on the day the same bears date.

GIVEN under my hand and seal this the 18th day of MAY, 2005.

[Signature] (Seal)  
Notary Public  
My Commission Expires May 7, 2007