



20050822000429470 1/2 \$32.50
Shelby Cnty Judge of Probate, AL
08/22/2005 08:46:08AM FILED/CERT

THIS INSTRUMENT WAS PREPARED BY:

Richard W. Theibert, Attorney
NAJJAR DENABURG, P.C.
2125 Morris Avenue
Birmingham, Alabama 35203

SEND TAX NOTICE TO:

Osama Badawi
4112 Milner Circle
Birmingham, AL 35242

GENERAL WARRANTY DEED

THE STATE OF ALABAMA)

: KNOW ALL MEN BY THESE PRESENTS:

COUNTY OF SHELBY)

That in consideration of Three Hundred Seventy Thousand and No/100, (\$370,000.00) DOLLARS, in hand paid to the undersigned, Mark S. Young, and spouse, Tracie Renee Young, (hereinafter referred to as "GRANTORS"), by Osama Badawi, (hereinafter referred to as "GRANTEE"), the receipt of which is hereby acknowledged, the said GRANTORS do by these presents, grant, bargain, sell and convey unto GRANTEE the following described real estate, located and situated in Shelby County, Alabama, to wit:

Lot 145, according to the Amended Final Record Plat of Greystone Farms, Milner's Crescent Sector, Phase 4, as recorded in Map Book 27, Page 71, in the Probate Office of 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 Farms Declaration of Covenants, Conditions and Restrictions, recorded in Instrument #1995-16401, in the Probate Office of Shelby County, Alabama (which together with all amendments thereto is hereinafter referred to as the "Declaration").

SUBJECT TO:

1. Ad valorem taxes for the year, 2005.
2. Easements and building line as shown on recorded map.
3. Release of damages as set out in instrument recorded in Instrument #1999-26074 and Instrument #1999-26136.
4. Title to all minerals within and underlying the premises, together with all mining rights and other rights, privileges, immunities and release of damages relating thereto, as recorded in Instrument #1999-26074 and Instrument #1999-26136.
5. Restrictions, conditions, covenants, easements and set back lines as recorded in Instrument #1999-26074 and Instrument #1999-26136.
6. Right of way to Shelby County, as recorded in Instrument #1994-22318.
7. Restrictions appearing of record in Instrument #2000-9754; Volume 301, Page 799; Volume 4592, Page 97; Instrument #1995-16404 amended by Instrument #1996-1432; Instrument #19996-21440; Instrument #1997-2587; Instrument #1998-30335 and Instrument #1998-10062.
8. Right of way granted to Alabama Power Company by instrument recorded in Instrument #1998-34328.

Shelby County, AL 08/22/2005
State of Alabama



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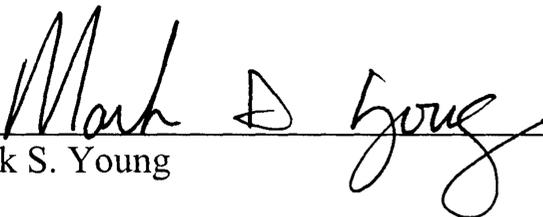
- 9. Right of way granted to South Central Bell Telephone Company by instrument recorded in Instrument #1995-7422.
- 10. Agreement with Shelby County Cable in Real Volume 350, Page 545.
- 11. Agreement with Water Works Board as recorded in Real Volume 235, Page 574; Instrument #1992-20786 and Instrument #1993-20840.

\$351,500.00 of the purchase price recited above was paid from the proceeds of a purchase money mortgage executed simultaneously with delivery of this deed.

TO HAVE AND TO HOLD to the said GRANTEE, his heirs and assigns forever.

And we do for ourselves and for our heirs, executors, and administrators covenant with the said GRANTEE, his heirs and assigns, that we are lawfully seized in fee simple of said premises; that they are 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 GRANTEE, his heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, we have hereunto set our hands and seals, this 15th day of August, 2005.

 (SEAL)

 Mark S. Young

 (SEAL)

 Tracie Renee Young

THE STATE OF ALABAMA)
 :
 COUNTY OF JEFFERSON)

I, the undersigned authority, a Notary Public in and for said County in said State, hereby certify that Mark S. Young and spouse, Tracie Renee Young 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 15th day of August, 2005.



 NOTARY PUBLIC
 My commission expires: **My Commission Expires 5/21/2008**