

20051206000631590 1/2 \$144.00  
Shelby Cnty Judge of Probate, AL  
12/06/2005 02:18:51PM FILED/CERT

Shelby County, AL 12/06/2005  
State of Alabama

Deed Tax: \$130.00

Send tax notice to:

Jon P. Gaston

1119 Hardwood Cove Road

Birmingham, AL 35242

This instrument prepared by:

Stewart & Associates, P.C.

3595 Grandview Pkwy, #345

Birmingham, Alabama 35243

NTCOST000000

STATE OF ALABAMA

COUNTY Shelby

**WARRANTY DEED**

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of Six Hundred Fifty Thousand and 00/100 Dollars (\$650,000.00) in hand paid to the undersigned Land South Contractors, Inc. (hereinafter referred to as Grantors") by Jon P. Gaston and Donetta Gaston, husband and wife (hereinafter referred to as Grantees"), the receipt and sufficiency of which are hereby acknowledged, Grantors do, by these presents, grant, bargain, sell, and convey unto Grantees, as joint tenants with right of survivorship, the following described real estate situated in Shelby County, Alabama, to-wit:

Lot 112, according to the map or survey of The Cove at Greystone, Phase I, as recorded in Map Book 26, Page 39 A & B, as recorded in the Probate Office of Shelby County, Alabama.

SUBJECT TO:

ADVALOREM TAXES DUE OCTOBER 01, 2005 AND THEREAFTER.

BUILDING AND SETBACK LINES, RESTRICTIONS, COVENANTS AND CONDITIONS OF RECORD.

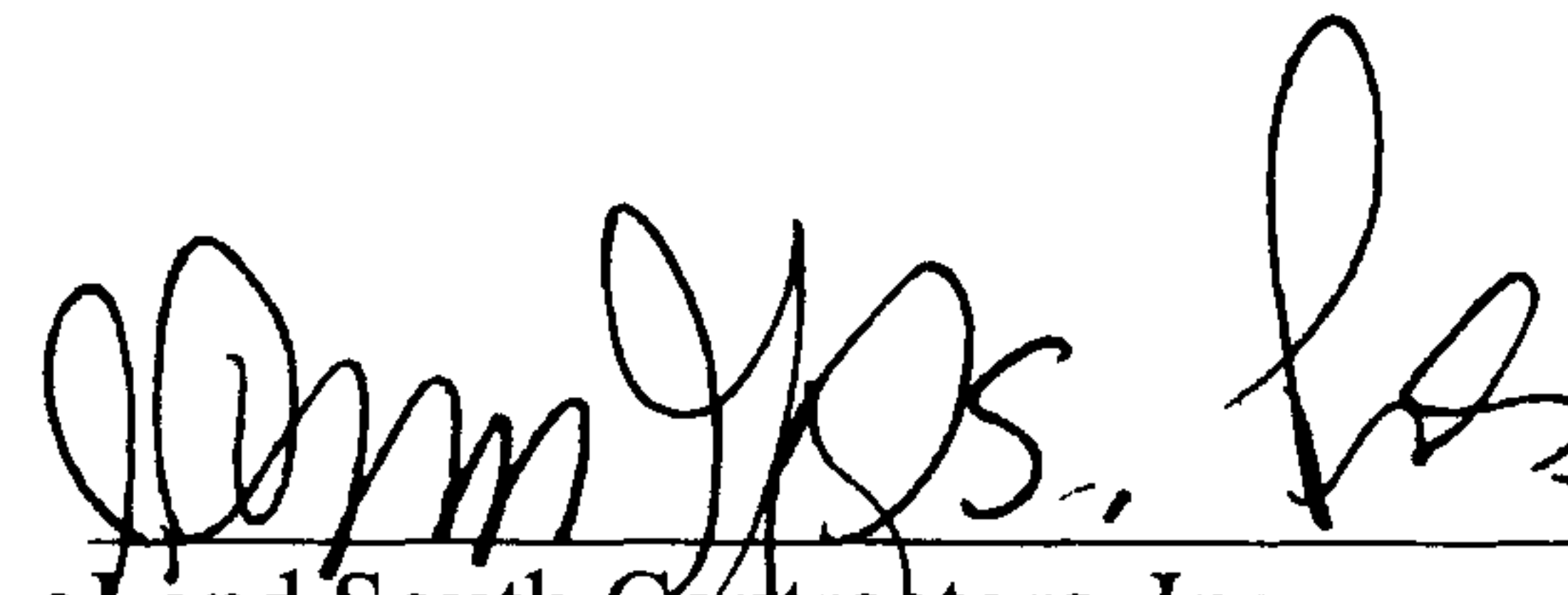
\$520,000.00 OF THE CONSIDERATION AS WAS PAID FROM THE PROCEEDS OF A MORTGAGE LOAN.

TO HAVE AND TO HOLD to Grantees, as joint tenants, with right of survivorship, their heirs, executors, administrators and assigns forever.

The Grantors do for themselves, their heirs and assigns, covenant with Grantees, their heirs, executors, administrators and assigns, that they are lawfully seized in fee simple of said premises; that they are free from all encumbrances except as noted above; that they have a good right to sell and convey the same as aforesaid; and that they will, and their heirs, executors, administrators shall warrant and defend the same to the said grantee, their heirs and assigns forever against the lawful claims of all persons.

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IN WITNESS WHEREOF, Grantor(s) Land South Contractors, Inc. hereunto set their signature(s) and seal(s) on October 31, 2005.

  
Land South Contractors, Inc.  
by J. Dennis Gallups, President

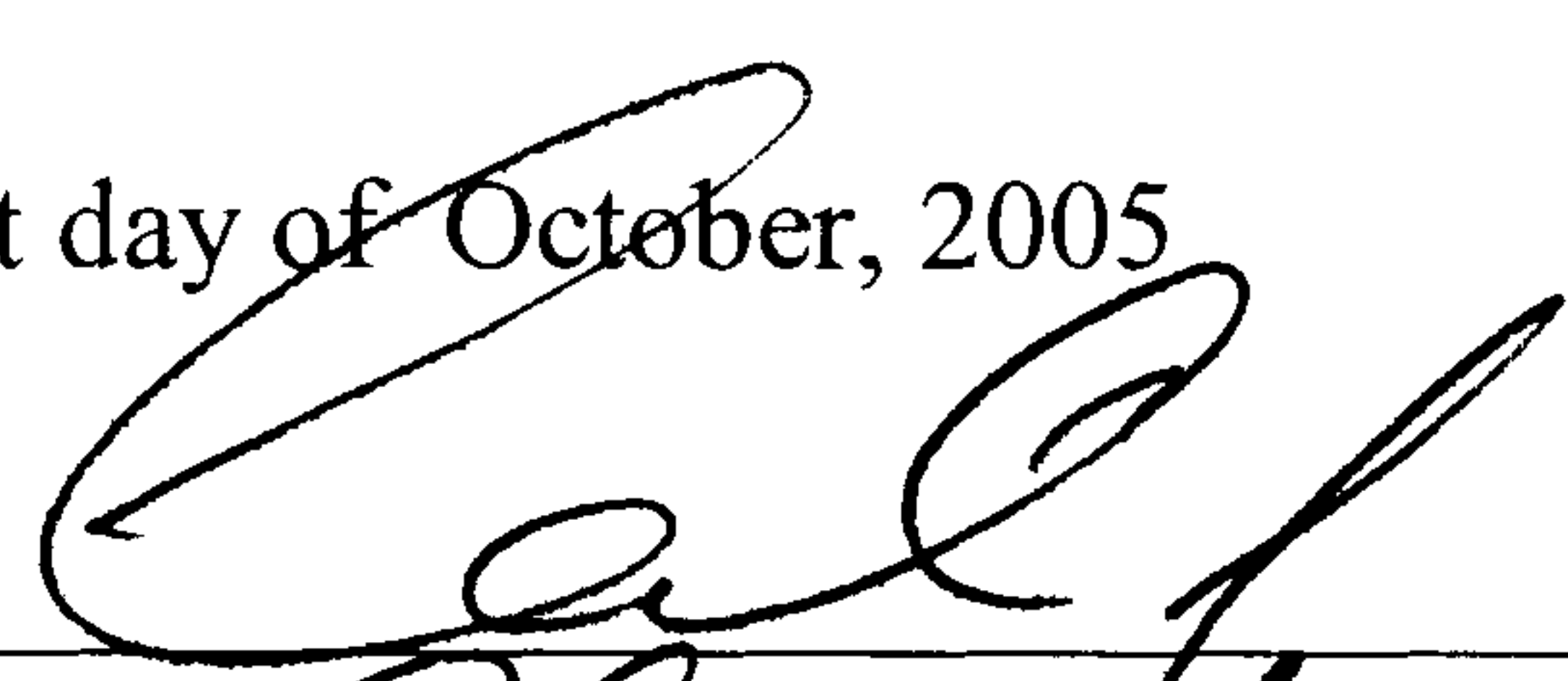
STATE OF ALABAMA  
COUNTY OF Jefferson

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Land South Contractors, Inc., by J. Dennis Gallups, President whose name(s) is/are signed to the foregoing instrument, and who is/are known to me, acknowledged before me on this day, that, being informed of the contents of the said instrument, he/she/they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this the 31st day of October, 2005

(NOTARIAL SEAL)



  
Notary Public  
Print Name: Charles D. Stewart, Jr.  
Commission Expires: 4-13-06