

This instrument was prepared by :
✓ YVONNE GREEN DAVIS, P.C.
2100 First Avenue North
LandMark Center, Suite 550
Birmingham, AL 35203

Send Tax Notice To:
Andrea Faush
5303 Greystone Way
Birmingham, Alabama 35242

WARRANTY DEED

STATE OF ALABAMA)
JEFFERSON COUNTY)

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of Four Hundred Fifty-Four Thousand Five Hundred and 00/100 (\$454,500.00) to the undersigned grantor Sue K. Selby, in hand paid by the grantee herein, the receipt where is acknowledged, I or we, Sue K. Selby,

(herein referred to as grantor, does hereby grant, bargain, sell and convey unto Andrea Faush, a married

(herein referred to as grantee, the following described real estate, situated in JEFFERSON County, Alaba

Lot 22, according to the Map of Greystone, 6th Sector, as recorded in Map Book 17 page 54 A, B, & C, in the Probate Office of Shelby County, Alabama, being situated in Shelby County, Alabama. Together with the non-exclusive easements to use the private roadways, common areas and Hugh Daniel Drive, all as more particularly described in the Greystone Residential Declaration of Covenants, conditions and Restrictions dated November 6, 1990, and recorded in Real 317 page 260 in the Probate Office of Shelby County, Alabama, and all amendments thereto. Mineral and mining rights excepted.

Subject to : (1) Taxes for the year 2006 and subsequent years;

Purchase money mortgages in the amount of \$ 363,600.00 and \$90,900.00 are being recorded simultaneou

TO HAVE AND TO HOLD said grantee, for and during her life in fee simple, and to the heirs and assigns of such grantee forever, together with every contingent remainder and right of reversion his, her or their hei

And said grantor I (we) does, for myself (ourselves) and for my (our) heirs, executors and administrators, covenant with said grantee, his, her or 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 stated 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, successors and assigns shall warrant and defend the same to the said GRANTEEES, his, her or their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, I (we), the said grantor, who is authorized to execute this conveyance, has hereunto set my (our) hand(s) and seal(s) this 21st day of March, 2006.

Sue K. Selby (Seal) _____ (Seal)
Sue K. Selby

(Seal) _____ (Seal)

STATE OF ALABAMA
COUNTY OF JEFFERSON

I, Y. Davis, a Notary Public in and for the said County, in said State, hereby certify that Sue K. Selby, an whose name is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this day, being informed of the contents of the conveyance he/she executed the same voluntarily on the day the same bears date.

Given under my hands and official seal this 21st day of March, 2006.

Y. Davis

Y. Davis

My COMMISSION EXPIRES : April 28, 2009

