

This Instrument was prepared by:  
✓ Law Office of P.K. Smartt  
3145 Green Valley Road, Birmingham, AL 35243  
205.977-2888

Please send tax notice to: L. Andrew Hollis Jr.  
5108 Greystone Way  
Birmingham, AL 35242

  
20060817000403750 1/1 \$191.00  
Shelby Cnty Judge of Probate, AL  
08/17/2006 12:37:04PM FILED/CERT

**WARRANTY DEED**

STATE OF ALABAMA ) **KNOW ALL MEN BY THESE PRESENTS:**  
SHELBY COUNTY )

That in consideration of nine hundred thousand and no/100 dollars, (\$900,000.00),  
to the undersigned grantors, in hand paid by the grantee herein, the receipt of which is acknowledged,  
**David F. Farnsworth and Wendy M. Farnsworth, Husband and Wife**  
(herein referred to as grantor), does hereby grant, bargain, sell and convey unto  
**L. Andrew Hollis Jr.**  
(herein referred to as grantee), the following described real estate, situated in Shelby County, Alabama, to wit:

**Lot 23, according to the Survey of Greystone, 4th Sector, as recorded in Map Book 16, Page 89 A, B & C, in the Probate Office of Shelby County, Alabama, and 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 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.**

Subject to easements, current taxes, restriction and covenants, set-back lines and right of ways, if any, of record.

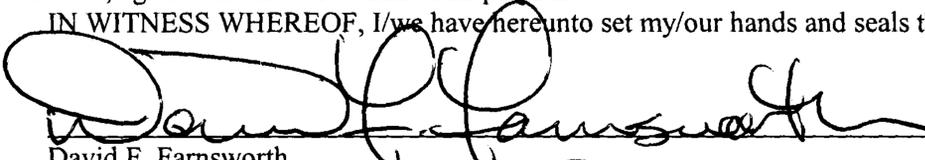
The Purchase of the herein described real property is being financed in whole or in part by the proceeds of a purchase money mortgage being executed simultaneously herewith.

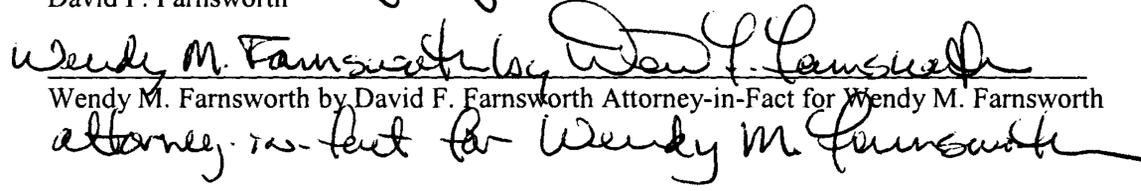
\$720,000.00 of the consideration herein was derived from a mortgage with Servis First Bank closed simultaneously herewith.

TO HAVE AND TO HOLD to said grantee, his, her or their heirs and assigns forever.

And I/we do for myself/ourselves and for my/our heirs, executors, and administrators covenant with the said GRANTEE, his/her heirs and assigns, that I/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 GRANTEE, his/her heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, I/we have hereunto set my/our hands and seals this the 14<sup>th</sup> day of July, 2006.

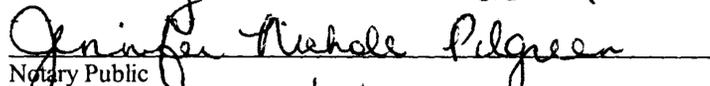
  
David F. Farnsworth

  
Wendy M. Farnsworth by David F. Farnsworth Attorney-in-Fact for Wendy M. Farnsworth

STATE OF ALABAMA )  
JEFFERSON COUNTY ) General Acknowledgment

I, Jennifer Nichole Pilgreen, a Notary Public in and for said County, in said State, hereby certify that David F. Farnsworth whose name(s) is 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 he/she/they have executed the same voluntarily on the day the same bears date.

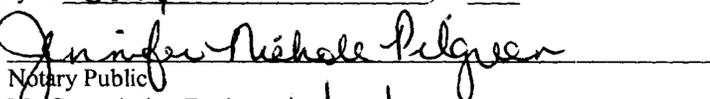
Given under my hand and official seal this the 14<sup>th</sup> day of July, 2006.

  
Notary Public  
My Commission Expires: 4/01/09

STATE OF ALABAMA )  
JEFFERSON COUNTY ) Power of Attorney Acknowledgment

I, Jennifer Nichole Pilgreen, a Notary Public in and for said County, in said State, hereby certify that David F. Farnsworth whose name as Attorney-in-fact for Wendy M. Farnsworth (s) is 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 he/she/they in his/her/their capacity as such Attorney-in-Fact, and with full authority, executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this the 14<sup>th</sup> day of July, 2006.

  
Notary Public  
My Commission Expires: 4/01/09