

Shelby County, AL 09/07/2006 State of Alabama

Deed Tax: \$105.00

(RECORDING INFORMATION ONLY ABOVE THIS LINE)

This instrument was prepared by:

SEND TAX NOTICE TO:

R. Shan Paden
PADEN & PADEN, PC
5 Riverchase Ridge
Birmingham, Alabama 35244

DIDIER MURPHY 1017 ROYAL MILE BIRMINGHAM, AL 35242-6061

STATE OF ALABAMA COUNTY OF SHELBY

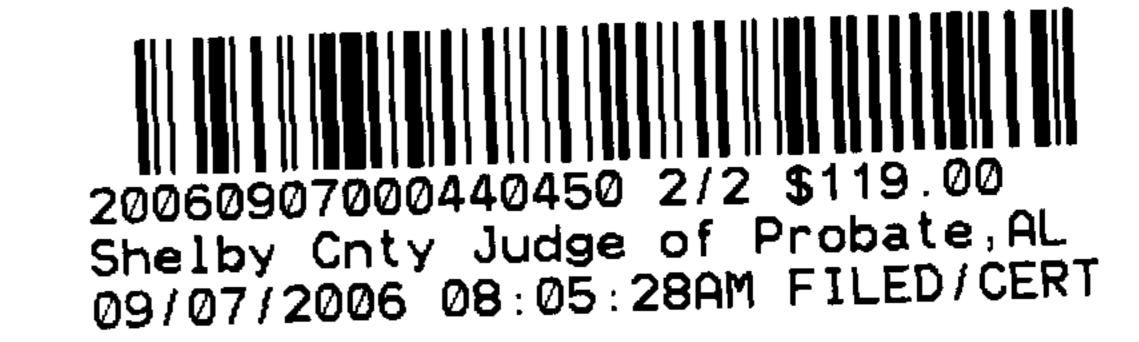
JOINT TENANTS WITH RIGHT OF SURVIVORSHIP WARRANTY DEED

Know All Men by These Presents: That in consideration of SEVEN HUNDRED EIGHTY FIVE THOUSAND DOLLARS 00/100 (\$785,000.00) to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt of which is acknowledged, I/we, R. DAVID BONAMY and JENNIFER BONAMY (herein referred to as GRANTORS) do grant, bargain, sell and convey unto DIDIER MURPHY and TONYA MURPHY, (herein referred to as GRANTEES, as joint tenants, with right of survivorship, whether one or more) the following described real estate, situated in SHELBY County, Alabama, to-wit:

Lot 704, according to the Survey of Greystone Legacy, 7th Sector, as recorded in Map Book 30, Page 43-A, B and C, in the Probate Office of Shelby County, Alabama.

SUBJECT TO:

- 1. TAXES FOR THE YEAR BEGINNING OCTOBER 1, 2005 WHICH CONSTITUTES A LIEN BUT ARE NOT DUE AND PAYABLE UNTIL OCTOBER 1, 2006.
- 2. RESTRICTIONS AS SHOWN ON RECORDED MAP(S).
- 3. RESTRICTIONS APPEARING OF RECORD IN INSTRUMENT # 1999-50995 AND AMENDED IN INST. NO. 2001-48193, BOOK 317, PAGE 260, INST. NO. 2002-40139, RECORDED IN INST. 200303/2103.
- 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 DEED BOOK 121, PAGE 294 AND BOOK 261, PAGE 264.
- 5. COVENANT AND AGREEMENT FOR WATER SERVICE IN BOOK 235, PAGE 574.
- 6. EASEMENT AND BUILDING LINE AS SHOWN ON RECORDED MAP.
- 7. NOTICE TO THE GRANTEE THAT THE RECORDED SUBDIVISION MAP(S), AS RECORDED IN BOOK 30, PAGE 43 A B & C CONTAINS ON THE FACE OF SAME A STATEMENT PERTAINING TO NATURAL LIME SINKS.
- 8. RIGHT OF WAY GRANTED TO ALABAMA POWER COMPANY BY INSTRUMENT(s) RECORDED IN BOOK 133, PAGE 551; DEED BOOK 246, PAGE 648; BOOK 82, PAGE 188; DEED BOOK 246, PAGE 849; DEED BOOK 138, PAGE 588 AND DEED BOOK 351, PAGE 1.
- 9. RIGHT OF WAY GRANTED TO SOUTH CENTRAL BELL TELEPHONE COMPANY BY INSTRUMENT(S) RECORDED IN BOOK 21, PAGE 312.
- 10. EASEMENT AGREEMENT BY AND BETWEEN GREYSTONE DEVELOPMENT COMPANY, LLC AND GREYSTONE LEGACY



HOMEOWNERS ASSOCIATION, INC. GREYSTONE GOLF, LLC, GREYSTONE GOLD CLUB, INC. AS RECORDED IN INSTRUMENT #2004-156.

\$628,000.00 of the consideration herein was derived from a mortgage closed simultaneously herewith.

\$52,000.00 of the consideration herein was derived from a second mortgage closed simultaneously herewith.

TO HAVE AND TO HOLD Unto the said GRANTEES as joint tenants, with right of survivorship, their heirs and assigns, forever; it being the intention of the parties to this conveyance, that (unless the joint tenancy hereby created is severed or terminated during the joint lives of the grantees herein) in the event one grantee herein survives the other, the entire interest in fee simple shall pass to the surviving grantee, and if one does not survive the other, then the heirs and assigns of the grantees herein shall take as tenants in common.

And I (we) do for myself (ourselves) and for my (our) heirs, executors, and administrators covenant with the said GRANTEES, 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 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 GRANTEES, his, her, or their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the said GRANTORS, R. DAVID BONAMY and JENNIFER BONAMY, have hereunto set his, her or their signature(s) and seal(s), this the 31st day of August, 2006.

RADAVID BONAMY

JENNIFER BONAMY

STATE OF ALABAMA COUNTY OF SHELBY

ACKNOWLEDGEMENT

I, the undersigned, a Notary Public, in and for said County, in said State, hereby certify that **R. DAVID BONAMY and JENNIFER BONAMY**, whose name(s) is (are) 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, or they executed the same voluntarily on the day the same bears date.

Notary Public

My commission expires:

Given under my hand this the 31st day of Fust, 2006.

MA STATE