

20080425000169040 1/2 \$214.00
Shelby Cnty Judge of Probate, AL
04/25/2008 09:52:41AM FILED/CERT

**THIS DEED PREPARED WITHOUT BENEFIT OF A TITLE SEARCH OR SURVEY
AND WITH LEGAL DESCRIPTION PROVIDED BY GRANTORS.
NO REPRESENTATIONS CONCERNING TITLE OR THE ACCURACY OF THE LEGAL
DESCRIPTION ARE MADE BY THE PREPARER OF THIS INSTRUMENT.**

Send Tax Notice to:
Annie Lloyd Capps
3568 Shandwick Place
Birmingham, Alabama 35242

STATE OF ALABAMA)
SHELBY COUNTY)

Shelby County, AL 04/25/2008
State of Alabama

STATUTORY WARRANTY DEED

Deed Tax: \$200.00

KNOW ALL MEN BY THESE PRESENTS, that for and in consideration of the sum of Ten and No/100 Dollars (\$10.00) and other good and valuable consideration to **DONALD E. CAPPS and ANNIE L. CAPPS**, husband and wife (hereinafter collectively referred to as the "Grantors"), in hand paid by **ANNIE L. CAPPS**, a married woman (hereinafter referred to as the "Grantee"), the receipt and sufficiency of which are hereby acknowledged, the said Grantors do by these presents GRANT, BARGAIN, SELL and CONVEY unto the said Grantee the following described real property situated in Shelby County, Alabama, to-wit:

LOT 109, according to the Survey of Greystone - 1st Sector, 1st Phase, as recorded in Map Book 14, Page 91 A & B, in the Probate Office of Shelby County, Alabama. Together with nonexclusive 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 Volume 317, Page 260, in the Probate Office of Shelby County, Alabama and all amendments thereto.

TOGETHER WITH ALL AND SINGULAR the rights, members, privileges, improvements, hereditaments, tenements and appurtenances thereto belonging or in anywise appertaining and all right, title and interest of Grantors in and to any and all roads, alleys and ways bounding said premises.

This conveyance is made subject to the following:

1. Current taxes.
2. Any and all previous reservations or conveyances, if any, of oil, gas and other minerals in, on and under said real property, together with all rights in connection therewith; any and all recorded mortgages or other encumbrances, if any; recorded or unrecorded easements, liens, restrictions, covenants, declarations, reservations, limitations, conditions, set-back lines, rights-of-way, regulations, and other matters of record in the Probate Office of Shelby County, Alabama; recorded or unrecorded leases affecting said real property, if any; any rights of parties in possession; and any encroachments, overhangs, deficiencies in quantity of land, discrepancies as to boundary lines, overlaps, etc., which would be disclosed by a true and accurate survey of the property conveyed herein.

TO HAVE AND TO HOLD to the said Grantee, and to the heirs, administrators and assigns of the Grantee in fee simple forever.

NOTE: The property herein conveyed is the homestead of the Grantors.

9 **IN WITNESS WHEREOF**, the Grantors have hereto set their hands and seals effective as of the day of April, 2008.

GRANTORS:

Donald E. Capps
Donald E. Capps

Annie L. Capps
Annie L. Capps

STATE OF ALABAMA)
COUNTY OF JEFFERSON)

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Donald E. Capps and Annie L. Capps, 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 as of the day the same bears date.

Given under my hand and official seal this 9 day of April, 2008.

{ SEAL }

Sandra H. Clark
Notary Public
My Commission Expires: 6-5-11

This instrument prepared by:
Leigh A. Kaylor, Esq.
Sirote & Permutt, P.C.
2311 Highland Avenue South (35205)
P.O. Box 55727
Birmingham, Alabama 35255-5727