

~~\$500 BJC~~

Value is \$1000 BJC

This document prepared by and after recording return to:
RICHARD L. COOPER
1000 GREYSTONE PARC RD
BIRMINGHAM, ALABAMA 35242
(205) 901-5594


20080623000254700 1/2 \$15.00
Shelby Cnty Judge of Probate, AL
06/23/2008 11:36:40AM FILED/CERT

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS THAT:

IN VALUABLE CONSIDERATION OF TEN DOLLARS (\$10.00), and other good and valuable consideration, cash in hand paid, the receipt and sufficiency of which is hereby acknowledged, **GREYSTONE RESIDENTIAL ASSOCIATION, INC.**, a corporation organized and existing under the laws of the State of Alabama, hereinafter referred to as "Grantor", does hereby grant, bargain, sell and convey unto **RICHARD L. COOPER** and **KATHY B. COOPER**, Husband and Wife, as joint tenants with rights of survivorship, hereinafter "Grantees", the following lands and property, together with all improvements located thereon, lying in the County of SHELBY, State of Alabama, to-wit:

A Parcel of Land situated in Common Area A and Easement, The Parc At Greystone, as recorded in Map Book 32, Page 42 A, B & C, in the Office of the Judge of Probate, Shelby County, Alabama, being more particularly described as follows:

Begin at the Northeast corner of said Common Area and also being the Southeast corner of Lot 1 in said The Parc At Greystone and on the West right of way line of Greystone Parc Road in said The Parc At Greystone; thence run in a Southwesterly direction along the South line of said Lot 1 and also along the North line of said Common Area for a distance of 147.75 feet to a point at the Southwest corner of said Lot 1; thence turn an angle to the left of 122 degrees, 53 minutes, 22 seconds and run in a Southeasterly direction for a distance of 10.54 feet to a point at the Southeast corner of Lot 8 in said The Parc At Greystone and also being the Northeast corner of Lot 9 in said The Parc At Greystone; thence turn an angle to the right of 04 degrees, 09 minutes, 26 seconds and run in a Southeasterly direction along the East line of said Lot 9 for a distance of 17.15 feet to a point; thence turn an angle to the left of 71 degrees, 23 minutes, 35 seconds and run in a Northeasterly direction for a distance 135.89 feet to the point of beginning; Said parcel of land containing 1,758 square feet, more or less.

SUBJECT to all easements, rights-of-way, protective covenants and mineral reservations of record, if any.

GRANTOR does for Grantor and Grantor's heirs, personal representatives, executors and assigns forever hereby covenant with GRANTEES that Grantor is lawfully seized in fee simple of said premises; that the premises are free from all encumbrances, unless otherwise noted above; that Grantor has a good right to sell and convey the same as aforesaid; and to forever warrant and defend the title to the said lands against all claims whatever.

TO HAVE AND TO HOLD to the said Grantees as joint tenants, with right of survivorship, their heirs, personal representatives, executors 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.

WITNESS this deed was executed on this the 20th day of June, 2008.

Attest:

GREYSTONE RESIDENTIAL
ASSOCIATION, INC., GRANTOR

BY: [Signature]

BY: [Signature]
RON WARD

Its: Representative

TITLE: PRESIDENT

THE STATE OF ALABAMA

COUNTY OF SHELBY

I, a Notary Public, in and for said County in said State, hereby certify that RON WARD whose name as PRESIDENT of GREYSTONE RESIDENTIAL ASSOCIATION, INC., a corporation, is signed to the foregoing instrument or conveyance and who is known to me, acknowledged before me on this day that, being informed of the contents of the conveyance, he/she, as such officer and with full authority, executed the same voluntarily for and as the act of said corporation.

Given under my hand this the 20th day of June, 2008.

[Signature]
Notary Public

Printed Name: Mae R. Smith

My Commission Expires: 2/3/2010

Seal:

Grantor(s) Name, Address, phone:
GREYSTONE RESIDENTIAL ASSOCIATION, INC.
4100 GREYSTONE DRIVE
BIRMINGHAM, ALABAMA 35242
ATTN: RON WARD, PRESIDENT

Grantee(s) Name, Address, phone:
RICHARD L. COOPER
1000 GREYSTONE PARC RD
BIRMINGHAM, ALABAMA 35242
(205) 901-5594

SEND TAX STATEMENTS TO GRANTEE

Shelby County, AL 06/23/2008
State of Alabama
Deed Tax: \$1.00