

THIS INSTRUMENT PREPARED BY:

George M. Vaughn, Esq.
300 Cahaba Park Circle, Ste 200
Birmingham, AL 35242

SEND TAX NOTICE TO:

WILLIAM H. BURTON
8209 CASTLEHILL ROAD
BIRMINGHAM, ALABAMA 35242

WARRANTY DEED

STATE OF ALABAMA)

SHELBY COUNTY)



20090903000341540 1/2 \$294.00
Shelby Cnty Judge of Probate, AL
09/03/2009 01:53:18 PM FILED/CERT

KNOW ALL MEN BY THESE PRESENTS that in consideration in the sum of Six Hundred Thousand and 00/100 Dollars (\$600,000.00) paid by the Grantees herein, the receipt of which is hereby acknowledged, William H. Rowe, Jr. and Karen Emerson Rowe, husband and wife, (herein referred to as "Grantors"), do grant, bargain, sell, and convey unto William H. Burton and Ellen M. Burton, husband and wife (herein referred to as "Grantees"), as Joint Tenants, with right of survivorship, all of their right, title, and interest in the following described real estate, situated in Shelby County, Alabama, to wit:

LOT 6, ACCORDING TO THE SURVEY OF GREYSTONE EIGHTH SECTOR, AS RECORDED IN MAP BOOK 20, PAGE 93 A & B, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.

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 11/6/90, AND RECORDED IN REAL 317, PAGE 260, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA, TOGETHER WITH ALL AMENDMENTS THERETO.

*\$320,000.00 of the above-recited purchase price was paid from a first mortgage loan closed simultaneously herewith

Subject to current taxes, all matters of public record, including, but not limited to easements, restrictions of record, and other matters which may be viewed by observation.

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 shall take as tenants in common.

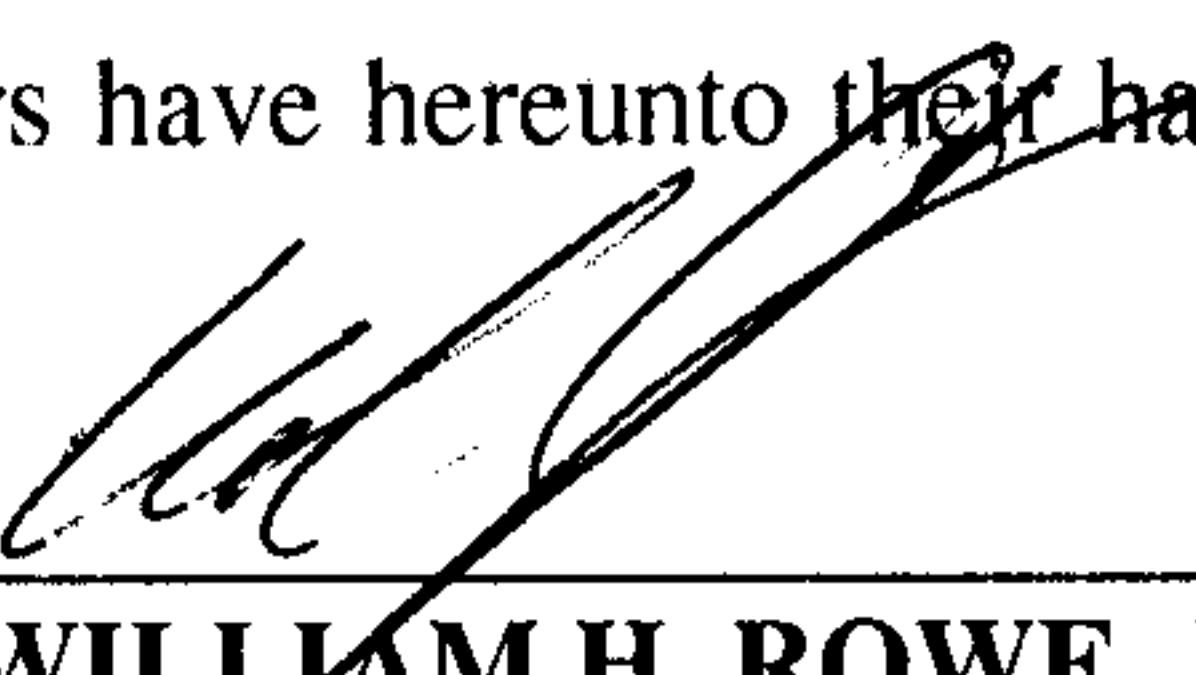
And we do for ourselves and for our heirs, executors, and administrators covenant with the said Grantees, and their assigns, that we are lawfully seized in fee simple of said premises; that it is free from all encumbrances, unless otherwise noted above; that we have a good right to sell and convey the same as aforesaid; that we will and our heirs, executors, and administrators shall warrant and defend the same to the said Grantees, and their assigns forever, against the lawful claims of all persons.

Shelby County, AL 09/03/2009

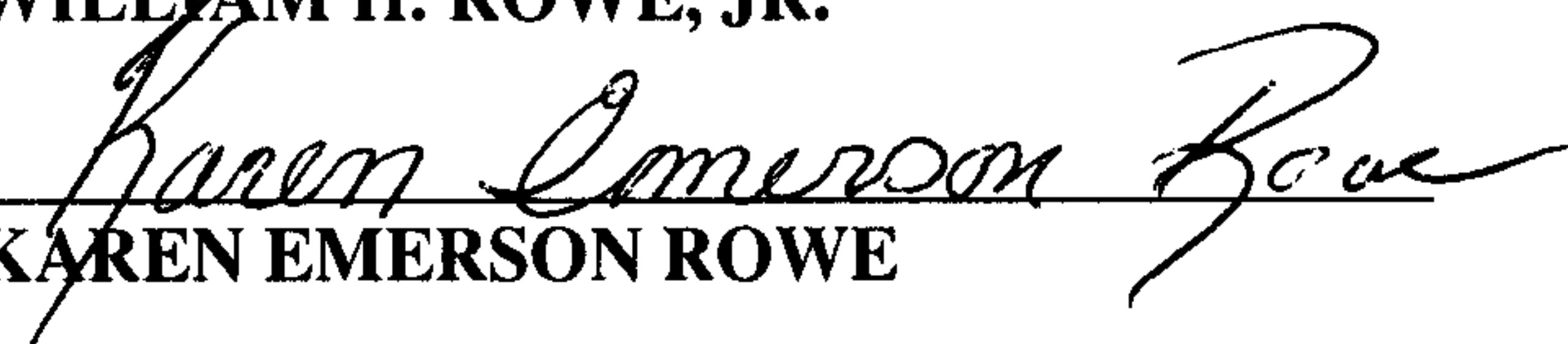
State of Alabama

Deed Tax : \$280.00

IN WITNESS WHEREOF, the Grantors have hereunto their hands and seals, this 28th day of August, 2009.



WILLIAM H. ROWE, JR.

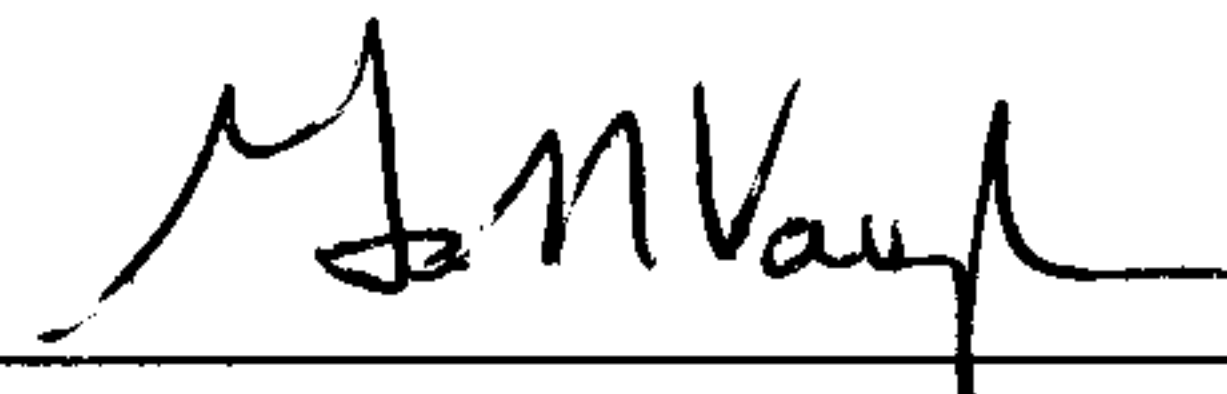


KAREN EMERSON ROWE

STATE OF ALABAMA)
SHELBY COUNTY)

I, the undersigned, a Notary Public in and for said County in said State, hereby certify that, William H. Rowe, Jr. and Karen Emerson Rowe, 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 on the day the same bears date.

Given under my hand and official seal this 28th day of AUGUST, 2009.



Notary Public

My Commission Expires: 9 29. 2010