

This instrument was prepared by:
John N. Randolph, Attorney
2222 Arlington Avenue
Birmingham, Alabama 35206

Send Tax Notice to:
Ronald L. Stanfa

5088 Greystone Way
Birmingham, Alabama 35242

WARRANTY DEED

State of Alabama
Shelby County

That in consideration of Five Hundred Sixty Thousand and 00/100'S *** (\$560,000.00) to the undersigned grantor in hand paid by the GRANTEE herein, the receipt whereof is acknowledged, I, Lisa Marie Gallo Hayes, Executrix of the Estate of Carolyn Manning Gallo, deceased Probate Case #32-140 (herein referred to as grantor) do grant, bargain, sell and convey unto **Ronald L. Stanfa**, (herein referred to as GRANTEE) the following described real estate situated in Shelby County, Alabama, to-wit:

Lot 18, according to the Survey of Greystone, 4th Sector, as recorded in Map Book 16, page 89A and 89B, in the Probate Office of Shelby County, Alabama.

Subject to:

1. Ad valorem taxes for the current tax year which grantees herein assume and agree to pay.
2. 10 foot easement Southeast as shown by recorded plat.
3. Restrictions as shown by recorded plat.
4. Restrictions appearing of record in Instrument #1992-26904, in the Probate Office of Shelby County, Alabama.
5. Building line and easements appearing of record in Instrument #92-20849, in the Probate Office of Shelby County, Alabama.
6. Covenants, conditions, and restrictions appearing of record in Real Book 317, page 260, amended by affidavit as recorded in Real 319, page 235, with first amendment recorded in Real 346, page 942, dated June 6, 1992, second amendment dated December 20, 1991, recorded in Real 378, page 904, and third amendment dated March 26, 1992 recorded in Real 397, page 958, and fourth amendment recorded in Instrument No. 92-17690, and fifth amendment recorded in Instrument No. 93-10163, and sixth amendment recorded in Instrument No. 93-10163 and Instrument No. 92-20849, in the Probate Office of Shelby County, Alabama.
7. Transmission line permits to Alabama Power Company as recorded in Deed Book 207, page 223, and Instrument No. 92-26822.
8. Rights of other to use Hugh Daniel Drive and Greystone Drive, as recorded in Deed Book 301, page 799.
9. A 10 foot easement across the South side of subject property as shown by recorded plat.
10. Covenants and agreements for water services, as recorded in Real 235, page 574 and Instrument No. 92-20766.
11. Reciprocal easement agreement pertaining to access and roadway easements, as recorded in Real Book 312, page 274, and amended in Real Book 312, page 274 and amended in Real Book 317, page 253 and 2nd amendment as recorded in Instrument No. 93-03124.
12. Excepting title to all minerals of every kind and character, within and underlying the premises, together with mining rights and other rights, privileges and immunities relating thereto, as recorded in Deed Book 40, page 332 and Deed Book 57, page 584.
13. Agreement with Shelby Cable, Inc. as recorded in Real Volume 350, page 585.

\$ 410,000.00 of the purchase price recited above was paid from the proceeds of a mortgage loan closed simultaneously herewith.

Lisa Marie Gallo Hayes is one and the same person as Lisa Marie Gallo.

TO HAVE AND TO HOLD Unto the said GRANTEE, his heirs and assigns, forever.

And I do for myself and for my heirs, executors, and administrators covenants with the said GRANTEE, his heirs and assigns, that I am lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that I have a good right to sell and convey the same as aforesaid; that I will and my heirs, executors, and administrators shall warrant and defend the same to the said GRANTEE, his heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this 31st day of October, 1994.

Estate of Carolyn Manning Gallo, deceased
Probate Case #32-140

by *Lisa Marie Gallo Hayes*
Lisa Marie Gallo Hayes, Executrix

Inst # 1994-34015

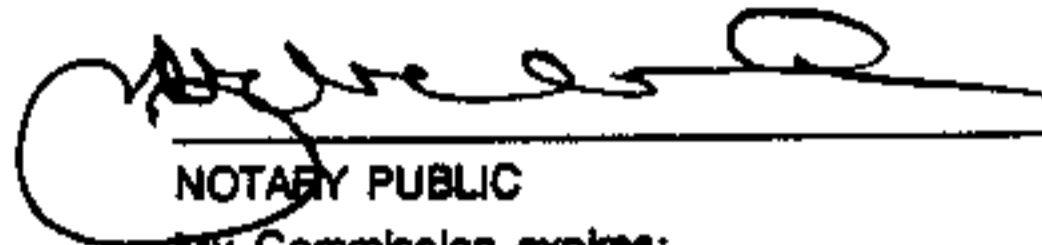
11/15/1994-34015
09:43 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
002 HCB 161.00

Inst # 1994-34015

STATE OF ALABAMA
COUNTY OF JEFFERSON

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Lisa Marie Gallo Hayes, whose name as Executrix of the Estate of Carolyn Manning Gallo, deceased Probate Case #32-140, is signed to the foregoing conveyance and who is known to me, acknowledged before me on this day that, being informed of the contents of the conveyance, she, in her capacity as such Executrix, executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 31st day of October, 1994.



NOTARY PUBLIC
My Commission expires:
5/15/97

AFFIX SEAL

Inst # 1994-34015

11/15/1994-34015
09:43 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
002 MCB 161.00