

95041108

PREPARED BY: CU Lending, Inc., 22 Inverness Center Parkway, Suite 210, Birmingham, Alabama 35242

SEND TAX NOTICE TO: EDITH L. CAMERON, 808 GREYSTONE HIGHLAND DRIVE, BIRMINGHAM, AL 35242

WARRANTY DEED

STATE OF ALABAMA)
COUNTY OF SHELBY)

KNOW ALL MEN BY THESE PRESENTS: That in consideration of ONE HUNDRED SIXTY FIVE THOUSAND FOUR HUNDRED SIXTY SEVEN AND 67/100 DOLLARS (\$165,467.67) to the undersigned Grantor or Grantors, in hand paid by the GRANTEES herein, the receipt of which is hereby acknowledged, I (We), GREYSTONE RIDGE, INC., AN ALABAMA CORPORATION (herein referred to as GRANTOR, whether one or more) do grant, bargain, sell and convey unto, EDITH L. CAMERON, AN UNMARRIED WOMAN (herein referred to as GRANTEES) as joint tenants, with right of survivorship, the following described real estate situated in SHELBY County, Alabama, to-wit:

LOT 40, ACCORDING TO THE AMENDED MAP OF GREYSTONE HIGHLANDS, PHASE 2, FILED FOR RECORD IN MAP BOOK 19, PAGE 25, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.

- (1) Subject to general and special taxes or assessments for 1995 and subsequent years not yet due and payable, including any additional tax due, if any, due to the fact that ad valorem taxes for subject property have been paid under a current use assessment.
- (2) Subject to restrictions as shown by recorded plat.
- (3) Subject to restrictions filed for record in Instrument No. 1994-33988.
- (4) Subject to right of way to Cahaba Water Renovation Systems as setforth in Real Book 42, page 233, in the Probate Office of Shelby County, Alabama.
- (5) Subject to amendment to easement in Real Book 42, page 223, filed for record in Real Book 56, page 19, in the Probate Office of Shelby County, Alabama.
- (6) Subject to agreement with Shelby County for Water Service, filed for record in Real Book 235, page 611, in the Probate Office of Shelby County, Alabama.
- (7) Subject to right of way granted to South Central Bell Telephone Company as setforth in Deed Book 324, page 837, in the Probate Office of Shelby County, Alabama.
- (8) Subject to right of way to Alabama Power Company as setforth in Deed Book 109, page 492, Deed Book 111, page 402, Deed Book 127, page 336, Deed Book 160, page 403, Deed Book 173, page 191 in the Probate Office of Shelby County, Alabama.
- (9) Subject to right of way to Shelby County, Alabama as setforth in Deed Book 95, page 530, in the Probate Office of Shelby County, Alabama.
- (10) Subject to mineral and mining rights and rights incident thereto setforth in Deed Book 4, page 486, in the Probate Office of Shelby County, Alabama.
- (11) Subject to mineral and mining rights and rights incident thereto setforth in Deed Book 4, page 488, in the Probate Office of Shelby County, Alabama.

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

IN WITNESS WHEREOF, the said GREYSTONE RIDGE, INC., AN ALABAMA CORPORATION, by its PRESIDENT, GARY R. DENT, who is authorized to execute this conveyance, her hereto set its signature and seal, on MAY 24, 1995.

GREYSTONE RIDGE, INC., AN ALABAMA CORPORATION

BY:

GARY R. DENT

ITS:

PRESIDENT

STATE OF ALABAMA)
COUNTY OF SHELBY)

I, the undersigned authority, a Notary Public, in and for said County in said State, hereby certify that GARY R. DENT, whose name as PRESIDENT OF GREYSTONE RIDGE, INC., AN ALABAMA CORPORATION, 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 said conveyance, he, in his capacity as such PRESIDENT, executed the same voluntarily on the date the same bears date and with full authority thereto.

Given under my hand and official seal on MAY 24, 1995.

My commission expires: 6-11-95

Margaret Tyler Leary (Alford)
Notary Public

Inst # 1995-14586

06/05/1995-14586
11:14 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
001 00A 175.50