

This Instrument Prepared By:

Send Tax Notice To:

Walter Fletcher
Dominick, Fletcher, Yeilding,
Wood & Lloyd, P.A.
2121 Highland Avenue
Birmingham, Alabama 35205

Lynda Lang Cale
5217 English Way
Birmingham, Alabama 35242

STATE OF ALABAMA)
COUNTY OF SHELBY)

STATUTORY WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, that in consideration of Two Hundred Twenty Thousand Eight Hundred Fifty Dollars (\$220,850.00) to the undersigned Greystone Lands, Inc., an Alabama corporation ("Grantor"), in hand paid by Lynda Lang Cale ("Grantee"), the receipt of which is hereby acknowledged, the said Grantor does by these presents, grant, bargain, sell and convey unto Grantee, the following described real estate, situated in Shelby County, Alabama, to-wit:

Lot 48, according to the 1st Amended Plat of Final Record Plat of Greystone Farms, English Turn Sector, Phase 1, as recorded in Map Book 19 page 142 in the Probate Office of Shelby County, Alabama; being situated in Shelby County, Alabama.

Subject to: (1) General and special taxes or assessments for 1996 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) Five foot front building setback and building setback lines and public easements as shown by recorded plat; (3) Declarations, covenants and restrictions as to Greystone Farms as set out by Instrument #1995-16401; (4) Title to all minerals within and underlying the premises, together with all mining rights and other rights, privileges and immunities relating thereto, including rights set out in Deed Book 121 page 294 and Deed Book 60 page 260 in Probate Office; (5) Restrictions, limitations and conditions as set out in Map Book 19 page 142 in Probate Office; (6) Easement to Bellsouth Communications as shown by instrument recorded as Instrument #1995-7422 in Probate Office; (7) Amended and Restated restrictive covenants including building setback lines and specific provisions for dense buffer along Hugh Daniel Drive, all as set out in instrument recorded in Real 265 page 96 in Probate Office, and which said building setback lines and dense buffer are shown on survey of Paragon Engineering, Inc. dated 7/14/94; (8) Rights of others to use of Hugh Daniel Drive as described in instrument recorded in Deed Book 301 page 799 in Probate Office; (9) Shelby Cable Agreement recorded in Real 350 page 545 in Probate Office; (10) Covenants and Agreement for water service as set out in an Agreement recorded in Real Book 235 page 574 as modified by Agreement recorded as Instrument #1992-20786, as further modified by Agreement recorded as Instrument #1993-20840 in Probate Office; (11) Right of way from Daniel Oak Mountain Limited to Shelby County recorded on July 13, 1994, as Instrument No. 1994-21963 in Probate Office; (12) Development Agreement between Daniel Oak Mountain Limited Partnership, Greystone Residential Association, Inc., Greystone Ridge, Inc. and United States Fidelity and Guaranty Company recorded as Instrument #1994-22318 in Probate Office and; (13) Greystone Farms Reciprocal Easement Agreement as set out as Instrument #1995-16400 in Probate Office.

198,765.00
received of _____ for purchase price
loan of _____ for mortgage
loan of _____ for _____

1996-07225

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SHELBY COUNTY JUDGE & CLERK
JLS

TO HAVE AND TO HOLD, to the said Grantee, her heirs and assigns forever.

IN WITNESS WHEREOF, the said Greystone Lands, Inc., an Alabama corporation, by its President, Gary R. Dent, who is authorized to execute this conveyance, has hereto set its signature and seal, this the 31 day of January, 1996.

GREYSTONE LANDS, INC., AN ALABAMA CORPORATION

By: 

Gary R. Dent
President

STATE OF ALABAMA)
COUNTY OF JEFFERSON)

I, the undersigned, a Notary Public in and for said County and State, hereby certify that Gary R. Dent, whose name as President of Greystone Lands, 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 the conveyance, he, as such officer and with full authority, executed the same voluntarily for and as the act of said corporation.

Given under my hand and seal this the 31st day of January, 1996.


Notary Public

[SEAL]
My commission expires;
5/25/97

c:CAL-DED

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SHELBY COUNTY JUDGE OF PROBATE
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