

This instrument was prepared by

Send Tax Notice To: R. VANCE FULKERSON, JR.

(Name) GENE W. GRAY, JR.

name

5095 ENGLISH TURN

address

(Address) 2100 SOUTHBRIDGE PARKWAY, #650, BIRMINGHAM, ALABAMA 35242
CORPORATION FORM WARRANTY DEED, JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR

STATE OF ALABAMA

COUNTY OF Jefferson

} KNOW ALL MEN BY THESE PRESENTS,

That in consideration of ONE HUNDRED EIGHTY TWO THOUSAND AND NO/100-----
-----DOLLARS (\$182,000.00)

to the undersigned grantor, GREYSTONE LANDS, INC., AN ALABAMA CORPORATION

a corporation,

(herein referred to as GRANTOR), in hand paid by the GRANTEES herein, the receipt of which is hereby acknowledged, the said GRANTOR does by these presents, grant, bargain, sell and convey unto R. VANCE FULKERSON, JR. AND WIFE, LAURIE DEAN FULKERSON

(herein referred to as GRANTEES) for and during their joint lives and upon the death of either of them, then to the survivor of them in fee simple, together with every contingent remainder and right of reversion, the following described real estate, situated in SHELBY COUNTY, ALABAMA to-wit:

LOT 21, ACCORDING TO THE 1ST AMENDED PLAT OF FINAL RECORD PLAT OF GREYSTONE FARMS, ENGLISH TURN SECTOR, PHASE I, AS RECORDED IN MAP BOOK 19 PAGE 142 IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA; BEING SITUATED IN SHELBY COUNTY, ALABAMA.

THE PROPERTY CONVEYED HEREIN IS SUBJECT TO THE EXCEPTIONS AS DESCRIBED IN EXHIBIT "A", ATTACHED HERETO AND MADE A PART HEREOF.

\$163,800.00 of the consideration was paid from the proceeds of a mortgage loan.

Inst # 1996-09880

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SHELBY COUNTY JUDGE OF PROBATE
002 MCD 29.50

TO HAVE AND TO HOLD, To the said GRANTEES for and during their joint lives and upon the death of either of them, then to the survivor of them in fee simple, and to the heirs and assigns of such survivor forever, together with every contingent remainder and right of reversion. And said GRANTOR does for itself, its successors and assigns, covenant with said GRANTEES, their heirs and assigns, that is lawfully seized in fee simple of said premises, that they are free from all encumbrances, that it has a good right to sell and convey the same as aforesaid, and that it will and its successors and assigns shall, warrant and defend the same to the said GRANTEES, their heirs, executors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the said GRANTOR, by its PRESIDENT, GARY R. DENT who is authorized to execute this conveyance, has hereto set its signature and seal, this the 21st day of March 1996
GREYSTONE LANDS, INC.

ATTEST:

By GARY R. DENT, PRESIDENT

STATE OF ALABAMA
COUNTY OF Jefferson

} a Notary Public in and for said County in said

I, GENE W. GRAY, JR.
State, hereby certify that GARY R. DENT
whose name as PRESIDENT of GREYSTONE LANDS, INC.
a 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 official seal, this the 21st day of

March

1996

GENE W. GRAY, JR.

Notary Public

EXHIBIT "A"

Advalorem taxes for the year 1996 which are a lien, but not due and payable until October 01, 1996.

Building setback line and public easements as shown by recorded plat.

Declarations, Covenants and Restrictions as to Greystone Farms, as set out by Instrument No. 1995-16401 and 1st Amendment recorded as Instrument No. 1995-1432 in Probate Office.

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.

We do further insure against loss or damage to improvements located on the property which may be occasioned by the enforcement or attempted enforcement of the right to use the surface of the land in order to remove minerals, without consent of the surface owners.

Restrictions, limitations and conditions as set out on Subdivision plat recorded in Map Book 19 Page 142.

Easement to BellSouth Communications as shown by instrument recorded as Instrument No. 1995-7422 in Probate Office.

Amended and Restate 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.

Rights of others to use of Hugh Daniel Drive, as described in instrument recorded in Deed Book 301 Page 799 in Probate Office.

Shelby Cable Agreement recorded in Real 350 Page 545 in Probate Office.

Covenants and Agreement for water service as set out in an Agreement recorded in Real 235 Page 574, as modified by Agreement recorded as Inst. No. 1992-20786 and as further modified by Agreement recorded as Inst. No. 1993-20840 in Probate Office.

Right of way from Daniel Oak Mountain Limited to Shelby County recorded on July 13, 1994, as Instrument No. 1994-21963.

Development Agreement between Daniel Oak Mountain Limited Partnership, Greystone Residential Association, Inc., Greystone Ridge, Inc. and United States Fidelity and Guaranty Company, recorded as Inst. No. 1994-22318 in Probate Office.

Greystone Farms Reciprocal Easement Agreement recorded as Instrument No. 1995-16400 in Probate Office.

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