

THIS INSTRUMENT PREPARED BY:
WEATHINGTON & ASSOCIATES, P.C.
819 Parkway Drive, S.E.
Leeds, Alabama 35094

Send Tax Notice To:
Robert Y. Huffman
*4037 Doughton Dr
Birmingham, AL 35242*

WARRANTY DEED, JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR

STATE OF ALABAMA
SHELBY COUNTY

KNOW ALL MEN BY THESE PRESENTS, That in consideration of ONE HUNDRED TWELVE THOUSAND FIVE HUNDRED AND NO/100 (\$112,500.00) DOLLARS to the undersigned Grantor or Grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we, **LEONARD P. BRYANT AND WIFE, SUSAN S. BRYANT** (herein referred to as Grantors) do grant, bargain, sell and convey unto **ROBERT Y. HUFFMAN AND JANET P. HUFFMAN** (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 11, according to the Amended Map of Greystone, First Sector, Phase VII, as recorded in Map Book 17 page 53 in the Probate Office of Shelby County, Alabama; being situated in Shelby County, Alabama.

SUBJECT TO: 1. Building setback line pursuant to the terms of the Declarations of Covenants, Conditions and Restrictions recorded in Real 317 page 260, as amended in Map Book 17 page 53 and Map Book 19 page 131.

2. Public easements as shown by recorded plat.

3. 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 60 page 260; and Deed Book 12 page 294 in Probate Office.

4. Underground Transmission line permit granted to Alabama Power Company by instrument recorded in Deed Book 305 page 637 and covenants recorded as Inst. #1994/1192 in Probate Office.

5. Restrictions, covenants and conditions and building setback lines as set out in Amended and Restated Restrictive Covenants recorded in Real 265 page 96 in Probate Office.

6. Covenant and Agreement for Water service as set out in instrument between Dantract and Shelby County, as set out in Real 235 page 574 and amended by agreement as set out as Inst. #1193/20840 and Inst. #1992-20786 in Probate Office.

7. Greystone Residential Declaration of Covenants, Conditions and Restrictions as set out in instrument recorded in Real 317 page 260, amended by Affidavit recorded in Real 319 page 235 and further amended by 1st Amendment to Greystone Residential Declaration of Covenants, Conditions and Restrictions recorded in Real 346 page 942; 2nd Amendment as recorded in Real 378 page 904; 3rd Amendment

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as recorded in Real 397 page 958; 4th Amendment as recorded as Inst. #1992/17890; 5th Amendment as recorded as Inst. #1993/3123 and further amended by 6th Amendment recorded as Inst. #1993/1063; 7th Amendment as recorded as Inst. #1993/16982; 8th Amendment as recorded as Inst. #1993/20968; 9th Amendment recorded as Inst. #1993/3784; 10th Amendment recorded as Inst. #1994/23329; 11th Amendment recorded as Inst. #1995/8111; 12th Amendment recorded as Inst. #1995/24267; 13th Amendment recorded as Inst. #1995/34231; 14th Amendment recorded as Inst. #1996/1845; 15th Amendment recorded as Inst. #1996-37514 and 16th Amendment recorded as Inst. #1996-30737 and as shown by Map Book 17 page 53 and amended by Inst. #1995-0079 in Probate Office.

8. Covenant releasing predecessor in title from any liability arising from sinkholes, limestone formations, soil conditions or any other known or unknown surface or subsurface conditions that now or hereafter exist or occur or cause damage to subject property, as shown by instrument recorded in Map Book 17 page 53 in the Probate Office.

9. Rights of others to use of Greystone Drive as described in instrument recorded in Deed Book 301 page 799 in Probate Office.

10. Reciprocal Easement Agreement pertaining to access and roadway easements as set out in Real 312 page 274 and 1st amended by Real 317 page 253 and 2nd amended as Inst. #1993/3124 in Probate Office.

11. Transmission Line Permit to Alabama Power Company as shown by instrument recorded in Real 350 page 206 in Probate Office.

12. Agreement between Daniel Oak Mountain Limited Partnership, an Alabama Limited Partnership and Shelby Cable, Inc. recorded in Real 350 page 545 in Probate Office.

13. Release of damages, restrictions, modifications, covenants, conditions, rights, privileges, immunities and limitations, as applicable as set out in and as referenced in deed recorded in Inst. #1995-0079 in Probate Office.

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 for such survivor forever, together with every contingent remainder and right of reversion.

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

IN WITNESS WHEREOF, I (we) have set my (our) hand(s) and seal(s) this 16th day of January, 1997.

Leonard P. Bryant
LEONARD P. BRYANT

Susan S. Bryant
SUSAN S. BRYANT

STATE OF ALABAMA
SHELBY COUNTY

I, the undersigned authority, a Notary Public in and for said County in said State, hereby certify that LEONARD P. BRYANT AND SUSAN S. BRYANT whose name(s) 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 16th day of January, 1997.

Quinn W. Jordan
Notary Public

My Commission Expires:

4-23-2000

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