

This instrument prepared by:
John N. Randolph, Attorney
Srote & Pernutt P.C.
2222 Arlington Avenue
Birmingham, Alabama 35205

Send Tax Notice to:
T. L. Yarbrough Construction Company, Inc.

1033 Saddle Creek Parkway
Birmingham, Al. 35242

CORPORATION FORM STATUTORY WARRANTY DEED

*Full amount of Warranty Deed paid from
proceed of Mortgage Deed filed simultaneously*

State of Alabama

KNOW ALL MEN BY THESE PRESENTS,

Shelby County

That in consideration of Thirty-Four Thousand and 00/100 (\$34,000.00) Dollars to the undersigned grantor, **GREYSTONE CLOSE', AN ALABAMA JOINT VENTURE**, in hand paid by T. L. Yarbrough Construction Company, Inc., the receipt whereof is acknowledged, the said grantor does by these presents, grant, bargain, sell and convey unto T. L. Yarbrough Construction Company, Inc., the following described real estate situated in Shelby County, Alabama, to-wit:

Lot 57, according to the Survey of The Glen at Greystone, Sector One, as recorded in Map Book 15 page 97 in the Probate Office of Shelby County, Alabama; being situated in Shelby County, Alabama.

Mineral and mining rights excepted.

Subject to:

1. Advalorem taxes for the current tax year which grantees herein assume and agree to pay.
2. Building setback line of 20 feet reserved from Greystone Glen Drive as shown by plat.
3. Easements as shown by recorded plat, including 10 feet on the Easterly side of lot.
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 280 in Probate Office.
5. Easement(s) to Alabama Power Company as shown by instrument recorded in Inst. #1992/26824 in Probate Office.
6. Covenant and Agreement for Water Service, as set out in agreement recorded in Real 235 page 574 in Probate Office and amended agreement as set out as Inst. #1993/20840 and Inst. #1992/20786.
7. Amended and Restated Restrictive Covenants as set out in instruments recorded in Real 285 page 96 in Probate Office.
8. Greystone Close' Development Declaration of Covenants, Conditions and Restrictions as recorded in Real 346 page 873; 1st Amendment in Real 380 page 635 and 2nd Amendment as Inst. #1995/16398 in Probate Office and assignment recorded as Inst. #1997/8828 in Probate Office.
9. Greystone Close' Development Reciprocal Easement Agreement which gives access to certain cross-easements and Hugh Daniel Drive and provides for certain assessments for maintenance of the same recorded in Real 346 page 848, 1st Amendment in Real 380, page 639, 2nd Amendment as Inst. #1993/29820 in Probate Office and 3rd Amendment recorded as Inst. #1995/16399 in Probate Office.
10. Agreement between Daniel Oak Mountain Limited Partnership, an Alabama Limited Partnership and Shelby Cable, Inc. recorded in Real 350 page 545 in Probate Office.
11. Easement to Alabama Power Company as set out by instrument recorded in Real 386, page 389 in Probate Office.

As a part of the consideration for this sale, and by accepting this conveyance, the Grantee hereby accepts and agrees to those provisions regarding the use of the "Hugh Daniel Drive Property", as that term is defined in the document described below, contained in those certain Amended and Restated Restrictive Covenants, recorded in Real Volume 285, page 96, in said Probate Court.

TO HAVE AND TO HOLD, To the said T. L. Yarbrough Construction Company, Inc., its heirs and assigns forever.

IN WITNESS WHEREOF, the said Greystone Close', an Alabama Joint Venture, by Norville-Randolph at Greystone, Ltd., a limited partnership, Managing Venturer, by, R. R. Randolph, III, Vice President of Norville-Randolph, Inc., General Partner, who is authorized to execute this conveyance, has hereto set its signature and seal, this the 19th day of May, 1997.

Greystone Close', an Alabama Joint Venture,
By Norville-Randolph at Greystone, Ltd.,
a limited partnership,
Managing Venturer,
By, Norville-Randolph, Inc., General Partner,


by, R. R. Randolph, III, Vice President

05/28/1997-16530
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SHELBY COUNTY JUDGE OF PROBATE
002 NCD 12.00

Inst # 1997-16530

State of Alabama
Shelby County

I, the undersigned, a Notary Public in and for said County and State, hereby certify that R. R. Randolph, III, whose name as Vice President of Norville-Randolph, Inc., a corporation, as General Partner of Norville-Randolph at Greystone, Ltd., a limited partnership, as Managing Venturer of Greystone Close', an Alabama Joint Venture, is signed to the foregoing instrument, and who is known to me, acknowledged before me on this day that, being informed of the contents of said instrument, he, as such officer and with full authority, executed the same voluntarily for and as the act of said corporation, acting in its capacity as General Partner of Norville-Randolph at Greystone, Ltd., acting in its capacity as Managing Venturer of Greystone Close', as aforesaid.

Given under my hand and official seal this 19th day of May, 1997.


Notary Public
Affix Seal

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