

Send tax notice to:  
Patrick Foster and wife,  
Kelly Foster  
524 Castle Bridge Lane  
Birmingham, Alabama 35242

This instrument prepared by:  
James R. Moncus, Jr.  
1313 Alford Avenue  
Birmingham, AL 35226

STATE OF ALABAMA  
COUNTY OF SHELBY

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of Seven Hundred Seventy-One Thousand Three Hundred Ninety-Five and no/100 Dollars (\$771,395.00) in hand paid to the undersigned, M. Byrom Corporation, an Alabama Corporation, (hereinafter referred to as the "Grantor") by Patrick Foster and wife, Kelly Foster, (hereinafter referred to as the "Grantees"), the receipt and sufficiency of which is hereby acknowledged, the Grantor does, by these presents, grant, bargain, sell, and convey unto the Grantees, as joint tenants, with right of survivorship, the following described real estate situated in Shelby County, Alabama, to-wit:

SEE ATTACHED EXHIBIT "A" FOR LEGAL DESCRIPTION.

(\$370,000.00 of the purchase price was paid from a mortgage loan closed simultaneously with delivery of this deed.)

Inst # 1997-19640  
06/24/1997-19640  
08:17 AM CERTIFIED  
SHELBY COUNTY JUDGE OF PROBATE  
003 MCD 415.00

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**"EXHIBIT A"**

**LOT 20, ACCORDING TO THE SURVEY OF GREYSTONE, 5TH SECTOR, PHASE II, AS RECORDED IN MAP BOOK 17, PAGE 118, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA; BEING SITUATED IN SHELBY COUNTY, ALABAMA.**

**TOGETHER WITH THE NON-EXCLUSIVE EASEMENT TO USE THE PRIVATE ROADWAYS, COMMON AREAS AND HUGH DANIEL DRIVE, ALL AS MORE PARTICULARLY DESCRIBED IN THE GREYSTONE RESIDENTIAL DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS, DATED NOVEMBER 6, 1990 AND RECORDED IN REAL 317, PAGE 260, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA, AND AMENDMENTS THERETO.**

SUBJECT TO:

1. Ad valorem taxes due and payable October 1, 1997.
2. 10 foot easement on rear of lot as shown on recorded map.
3. Restrictions as shown on recorded map.
4. Restrictions and covenants appearing of record in Inst. #1993-32840 and Inst. #1994-21006.
5. Mineral and mining rights not owned by grantor, it being the intention of grantor to convey only such mineral and mining rights as they might own without warranty.

**Inst # 1997-19640**

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