

This instrument prepared  
without title examination by:

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

Send Tax Notice to:

Shelby County Commission  
P.O. Box 467  
Columbiana, Alabama 35051

Inst # 1998-01771

### STATUTORY WARRANTY DEED

STATE OF ALABAMA     )  
                                      ) **KNOW ALL MEN BY THESE PRESENTS:**  
SHELBY COUNTY         )

That for and in consideration of TEN DOLLARS (\$10.00) and other good and valuable consideration to the undersigned TAYLOR PROPERTIES, L.L.C., an Alabama limited liability company, formerly known as School House Properties, an Alabama general partnership ("Grantor"), in hand paid by SHELBY COUNTY, ALABAMA ("Grantee"), the receipt and sufficiency of which are hereby acknowledged, Grantor does by these presents grant, bargain, sell and convey unto the said Grantee the following described real estate situated in Shelby County, Alabama, to-wit:

Lot 1, according to the Amended Map of Greystone Village, Phase I, as recorded in Map Book 20, Page 32 in the Office of the Judge of Probate of Shelby County, Alabama (the "Property").

The Property is conveyed subject to the following:

- (1) General and special taxes and assessments for 1998 and subsequent years not yet due and payable.
- (2) Fire district and library district assessments for the current year and all subsequent years thereafter.
- (3) Mining and mineral rights not owned by Grantor.
- (4) All applicable zoning ordinances.
- (5) All easements, restrictions, covenants, reservations, agreements, rights-of-way, and any other matters of record.
- (6) The covenants and restrictions set forth below in this Statutory Warranty Deed.

Grantee, by acceptance of this deed, acknowledges, covenants and agrees for itself, and its successors and assigns, that the Property shall forever remain in its natural, undisturbed condition, free from any buildings, structures or other improvements of any kind and may be used only for a wildlife or nature preserve and as a buffer area; provided, however, that Grantee may improve only that portion of the Property as is reasonably necessary to expand the roadway and entrance into the adjoining Shelby County

01/16/1998-01771  
03:52 PM CERTIFIED  
SHELBY COUNTY JUDGE OF PROBATE  
002 MCD .00

W. E. H. F.

sewage treatment facility and for no other purpose. The Property shall be held, sold, transferred, conveyed, used and otherwise maintained subject to the covenants and restrictions set forth in this paragraph, which covenants and restrictions shall run with the title to the Property for the benefit of the residents of the adjoining Greystone Village Subdivision.

**TO HAVE AND TO HOLD** unto the said Grantee, its successors and assigns forever.

**IN WITNESS WHEREOF**, Grantor, Taylor Properties, L.L.C., by and through Michael D. Fuller, its Manager, who is authorized to execute this Statutory Warranty Deed as provided in Grantor's Articles of Organization and the November 19, 1996 Amended and Restated Operating Agreement which, as of this date have not been further modified or amended, has hereto set its signature and seal this 30 day of October, 1997.

TAYLOR PROPERTIES, L.L.C.,  
an Alabama limited liability company,  
formerly known as School House Properties,  
an Alabama general partnership

By: Michael D. Fuller  
Michael D. Fuller  
Its Manager

STATE OF ALABAMA    )  
                                  )  
JEFFERSON COUNTY    )

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Michael D. Fuller, whose name as Manager of Taylor Properties, L.L.C., an Alabama limited liability company, formerly known as School House Properties, an Alabama general partnership, 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 such conveyance, he, as such Manager and with full authority, executed the same voluntarily for and as the act of said limited liability company.

Given under my hand and seal, this 30 day of October, 1997

Susan M. Taylor  
Notary Public

[SEAL]

My commission expires:

7-11-98

DFY/49645

Inst # 1998-01771

Page 2

01/16/1998-01771  
03:52 PM CERTIFIED  
SHELBY COUNTY JUDGE OF PROBATE  
002 MCD .00

Inst # 1998-01771