

STATUTORY
WARRANTY DEED
CYNDUADATE.

CORPORATE-PARTNERSHIP

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	TOTAL DESIGNATIONS	DF7 2444	Inst 19
BTED	1.36.7	IE	90-26610

Mr. Stephen F			Andrew Cross	<u> </u>
	t Rose & White, LLP		xes Home Builders, 1 14 Country Ridge Way	
2001 Park Pla Riveri sebes 4	Alabama 35203-2736		mingham. Alabama 35	:
HIS STATUTO	RY WARRANTY DEED is execute	d and delivered on	this 30th day of 1	une
vor of Ci	ross Home Builders, Inc.			("Grantee")
NOW ALL MEN and No/100	BY THESE PRESENTS, that for and i	n consideration of th	e sum of Sixty Thou	sand
nd sufficiency of w ONVEY unto Gra Lot 13, ac recorded i	hich are hereby acknowledged by Grant thich are hereby acknowledged by Grant inter the following described real proper ecording to the Map and Survin Map Book 19, Page 121 in anty, Alabama.	ntor, Grantor does by my (the "Property") s vey of Greystor	y these presents, GRANT. ituated in Shelby County, A se, 7th Sector, Phas	BARGAIN, SELL and Jabama: s e II, as
_	veyed subject to the following:			
A wieren	zion due and payable Occuber 1. 1990	3	ment years thereafter.	
	lues and library district assessments for t	the current year and	all subsequent years thereafte	ef.
	mineral rights not owned by Grantor.			
4. All applicable	e zoning ordinances.			
Residential I Page 260 in t hereinafter co	nts, restrictions, reservations, covenant Declaration of Covenants, Conditions, the Probate Office of Shelby County, A ollectively referred to as the "Declaration	and Restrictions dat Nabama, as amended n").	ed November 6, 1990 and (which, together with all a	recorded in Real 313 imendments thereto,
defined in th	g built on the Property shall contain an e Declaration, for a single-story house; for multi-story home.	or <u>2,800</u>	square feet of Living S	feet of Living Space, a space, as defined in the
7. Subject to th	ne provisions of Sections 6.04(c), 6.04	(d) and 6.05 of the	Declaration, the Property	shall be subject to th
following mi (i) From	nimum setbacks: nt Setback: feet:			
.,	ır Serback: 35 feet;			
4	e Setbacks: 5 * feet. * Wit	th a minimum of	5 16 fack between b.	
The foregoin			E 15 feet between h	
•	ig setbacks shall be measured from the p	property lines of the I	огоренту.	
8. All casement Grantee, by accepting Grantee and the second	restrictions, reservations, agreements, reservations agreements, reservations agreements, reservations agreements, reservations, agreements, reservations agreements, reservations agreements, reservations agreements, reservations agreements, reservations, reservations, agreements, reservations,	roperty lines of the I rights-of-way, builds evenants and agrees waives and releases	Property. Ing serback lines and any orb for itself and its success Grantor its officers, agents	ner matters of record. ors and assigns, that, employees, director
8. All casement frantee, by accept i) Greater shall nateholders, partnoss, damage or injusted who when person who ubsurface conditions as the Property which	essect of this deed, acknowledges, contents the liable for and Grantee hereby wers, mortgagees and their respective significant to buildings, structures, improvements upon any portion of the Properties, known or unknown (including, wend deposits) under or upon the Properties to buildings or upon the Properties when the properties are upon the properties of the properties and deposits and deposits or upon the properties are properties of the properties are properties and deposits of the properties are properties are properties are properties and deposits of the properties are propertie	rights-of-way, builds rights-of-way, builds remains and agrees waives and releases excessors and assign ements, personal property as a result of without limitation, s ty or any property so	Property. Ing serback lines and any orbit for itself and its success Grantor its officers, agents in from any liability of any operty or to Grantee or an any past, present or futueinkholes, underground miterrounding, adjacent to or its present or its present or futuer in the continue of the continue	ner matters of record. ors and assigns, the meture on account or re soil, surface and/ nes, tunnels and lim- in close proximity with
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