

This Instrument Prepared By:

Send Tax Notice To:

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

H. Monroe Properties, L.L.C.
2325 Tanglewood Brook Lane
Birmingham, Alabama 35243

STATE OF ALABAMA)
COUNTY OF SHELBY)

STATUTORY WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, that in consideration of One Hundred Ninety Seven Thousand Six Hundred and 93/100 Dollars (\$197,600.93) to the undersigned Greystone Lands, Inc., an Alabama corporation ("Grantor"), in hand paid by H. Monroe Properties, L.L.C., an Alabama limited liability company ("Grantee"), the receipt of which is hereby acknowledged, the said Grantor does by these presents, grant, bargain, sell and convey unto Grantee, the following described real estate, situated in Shelby County, Alabama, to-wit:

Lot 28, according to the Final Plat of Subdivision, North Lake at Greystone, Phase 3, as recorded in Map Book 23 page 3 the Probate Office of Shelby County, Alabama; being situated in Shelby County, Alabama.

Subject to: (1) General and special taxes or assessments for 1998 and subsequent years not yet due and payable; (2) Any loss, claim, damage or expense including additional tax due, if any, due to the fact that ad valorem taxes for subject property have been paid under a current use assessment (See 1975 Code of Alabama Section 40-7-25-3); (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 121 page 294; Deed Book 57 page 584 and Deed Book 60 page 260 in Probate Office; (4) Amended and Restated Restrictive Covenants as set out in instrument(s) recorded in Real 265, Pages 96 and 109; (5) Shelby Cable Agreement as set out in Real 350 page 545; (6) Building setback line as set out in the Declaration of Covenants, Conditions and Restrictions of Greystone Farms North as recorded in Inst. #1996/17498 and amended in Inst. #1998-10063; (7) Covenants and agreement for water service as set out in an Agreement recorded in Real Book 235 page 574 as modified by Agreement recorded as Instrument #1992-20786, as further modified by Agreement recorded as Instrument #1993-20840; (8) Development Agreement including restrictions and covenants as set out in instrument between Daniel Oak Mountain Limited Partnership, Greystone Residential Association, Inc., Greystone Ridge, Inc. and United States Fidelity and Guaranty Company as Instrument No. 1994-22318, with 1st Amendment recorded in Inst. #1996-530 and 2nd Amendment recorded in Inst. #1998-16170; (9) Greystone Farms North Reciprocal Easement Agreement recorded as Instrument #1996/17497; (10) Declaration of Covenants, Conditions and Restrictions as to Greystone Farms North recorded as Inst. #1996/17498 and further amended by Inst. #1998-10063; (11) Articles of Incorporation of Greystone Farms North Owner's Association, Inc., recorded as Inst. #1996-199 and amended in Inst. #1997-8840; (12) Easement Agreement by and between Greystone Farms North, L.L.C., Equine Partners, L.L.C., North Lake at Greystone Owner's Association, Inc., and Greystone Cove, L.L.C. as set out in Inst. #1998-18416 in Probate Office of Shelby County, Alabama.

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11:32 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
002 CRH 59.00

Inst # 1998-31588

Grantee, by acceptance of this deed, acknowledges, covenants and agrees for itself and for its successors and assigns, that Grantor shall not be liable for and Grantee hereby waives and releases Grantor, its officers, agents, employees, directors, shareholders, partners, mortgagees and their respective successors and assigns from any liability of any nature on account of loss, damage, or injuries to buildings, structures, improvements, personal property or to Grantee or any owner, occupants or other person who enters upon any portion of the Property as a result of any past, present or future soil, surface and/or subsurface conditions, known or unknown (including, without limitation, sinkholes, underground mines, tunnels and limestone formations and deposits) under or upon the Property or any property surrounding, adjacent to or in close proximity with the Property which may be owned by Grantor.

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

IN WITNESS WHEREOF, the said Greystone Lands, Inc., an Alabama corporation, by its President, Gary R. Dent, who is authorized to execute this conveyance, has hereto set its signature and seal, this the 11 day of August, 1998.

GREYSTONE LANDS, INC., AN ALABAMA CORPORATION

By: 

Gary R. Dent
President

STATE OF ALABAMA)
COUNTY OF JEFFERSON)

I, the undersigned, a Notary Public in and for said County and State, hereby certify that Gary R. Dent, whose name as President of Greystone Lands, Inc., an Alabama corporation, 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 the conveyance, he, as such officer and with full authority, executed the same voluntarily for and as the act of said corporation.

Given under my hand and seal this the 11th day of August, 1998.


Notary Public
Walter Fletcher

[SEAL]
My commission expires:
5/25/2001

#67163

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