

Send Tax Notice To:

Birmingham Builders, Inc.

(Name)

1328 Highway 35
Pelham, AL 35124

(Address)

This instrument was prepared by

John L. Hartman, III

(Name)

P. O. Box 846

Birmingham, AL 35201

(Address)

WARRANTY DEED

STATE OF ALABAMA

COUNTY OF SHELBY

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of Eighty-five Thousand and no/100 (\$85,000.00) ----- Dollars

to the undersigned grantor, or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we,

Joyce Carol Patrick Preston, a married woman
(herein referred to as grantor, whether one or more) do, grant, bargain, sell and convey unto

BIRMINGHAM BUILDERS, INC.

(herein referred to as grantees, whether one or more), the following described real estate situated in
County, Alabama, to-wit:
Shelby

See attached Exhibit "A" for legal description.

The property described on the attached Exhibit "A" does not constitute the homestead
of the grantor herein.

Inst # 1998-42329

10/28/1998-42329
10:36 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
DOB CRH

TO HAVE AND TO HOLD, to the said GRANTEE, his, her, or their heirs and assigns forever.

And I (we) do for myself (ourselves) and for my (our) heirs, executors, and administrators covenant with the said GRANTEES, their heirs and assigns, that I am (we are) lawfully seized in fee simple of said premises, that they are free from all encumbrances, unless otherwise noted above; that I (we) have a good right to sell and convey the same as aforesaid; that I (we) will and my (our) heirs, executors and administrators shall warrant and defend the same to the said GRANTEES, their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, I have hereunto set my hand(s) and seal(s), this 27th day of

October, 19 98

(Seal)

Joyce Carol Patrick Preston
Joyce Carol Patrick Preston (Seal)

(Seal)

(Seal)

(Seal)

(Seal)

STATE OF ALABAMA
COUNTY OF JEFFERSON

General Acknowledgment

I, the undersigned a Notary Public in and for said County in said State, hereby certify that Joyce Carol Patrick Preston, a married woman whose name(s) 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, she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal, this the 27th day of October 1998.

John L. Hartman, III
Notary Public

Return to: _____

TO

WARRANTY DEED

STATE OF ALABAMA
COUNTY OF _____

Recording Fee \$

Deed tax \$

This Form Furnished by

LAND TITLE COMPANY OF ALABAMA
600 20th Street North
Birmingham, Alabama 35203-2601
(205) 251-2871

EXHIBIT "A"

Lot 17, according to the Survey of Greystone, 7th Sector, Phase V, as recorded in Map Book 23, page 61 in the Probate Office of Shelby County, Alabama; being situated in Shelby County, Alabama. Mineral and mining rights excepted.

SUBJECT TO: (1) Current taxes; (2) Building setback line pursuant to the terms of the Declarations of Covenants, Conditions and Restrictions recorded in Real 317, page 260 and as amended from time to time, as shown by Map Book 23, page 61; (3) Easements as shown by recorded plat, including a 10 foot easement on the Southwesterly 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 60, page 260; Deed Book 51, page 544 in Probate Office; (5) Restrictions, covenants and conditions and building setback lines as set out in Amended and Restated Restrictive Covenants recorded in Real 265, page 96 in Probate Office; (6) Covenant and Agreement for Water Service as set out in instrument between Dantract and Shelby County, as set out in Real 235, page 574 and amended by agreement as set out in Instrument #1993-20840 and Inst. #1992-20786 in Probate Office; (7) Greystone Residential Declaration of Covenants, Conditions and Restrictions, as set out in instrument recorded in Real 317, page 260, amended by Affidavit recorded in Real 319, page 235 and further amended by 1st Amendment to Greystone Residential Declaration of Covenants, Conditions and Restrictions recorded in Real 346, page 942, 2nd Amendment as recorded in Real 378, page 904, 3rd Amendment as recorded in Real 397, page 958, 4th Amendment as recorded as Inst. #1992-17890, 5th Amendment as recorded as Inst #1993-3123 and further amended by 6th Amendment recorded as Inst. #1993-10163, 7th Amendment as recorded as Inst. #1993-16982, 8th Amendment as recorded as Inst. #1993-20968, 9th Amendment recorded as Inst. #1993-32840, 10th Amendment recorded as Inst. #1994-23329, 11th Amendment recorded as Inst. #1995-8111, 12th Amendment recorded as Inst. #1995-24267, 13th Amendment recorded as Inst. #1995-34231; 14th Amendment recorded as Inst. #1996-19860; 15th Amendment recorded as Inst. #1996-37514, 16th Amendment recorded as Inst. #1996-39737 and by 17th Amendment recorded as Inst. #1997-2534, 18th Amendment recorded as Inst. # 1997-17533, 19th Amendment recorded as Inst. #1997-30081 and 20th Amendment recorded as Inst. #1997-38614 and as shown by Map Book 23, page 61 in the Probate Office; (8) Agreement between Daniel Oak Mountain Limited Partnership and Shelby Cable, Inc. recorded in Real 350, page 545 in Probate Office; (9) Covenant releasing predecessor in title from any liability arising from sinkholes, limestone formations, soil conditions or any other known or unknown surface or subsurface conditions that may now or hereafter exist or occur or cause damage to subject property, as shown by instrument recorded in Map Book 23, page 61 in the Probate Office; (9) Reciprocal Easement Agreement pertaining to access and roadway easements as set out in Real 312 page 274 and 1st amended by Real 317 page 253 and 2nd amended as Inst. #1993-3124 in Probate Office; (10) Release of damages, restrictions, modifications, covenants, conditions, rights, privileges, immunities, and limitations as applicable as set out in and as referenced in deed(s) recorded in Inst. #1998-15186 in Probate Office.

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