

This instrument prepared by:  
Mary P. Thornton  
Dominick, Fletcher, Yeilding,  
Wood & Lloyd, P.A.  
2121 Highland Avenue  
Birmingham, Alabama 35205

Send Tax Notice To:

Barbara F. Davis

P.O. Box 381417

Birmingham, AL 35238

**STATUTORY WARRANTY DEED**

**STATE OF ALABAMA** )

) **KNOW ALL MEN BY THESE PRESENTS:**

**SHELBY COUNTY** )

That for and in consideration of FIFTY FIVE THOUSAND AND NO/100 DOLLARS (\$55,000.00) to the undersigned GREYSTONE LANDS, INC., an Alabama corporation ("Grantor"), in hand paid by BARBARA F. DAVIS ("Grantee"), the receipt and sufficiency of which is 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 16, according to the Amended Final Record Plat of Greystone Farms, Lake's Edge Sector, as recorded in Map Book 21, page 79 in the Probate Office of Shelby County, Alabama; being situated in Shelby County, Alabama.

TOGETHER WITH the nonexclusive easement to use the private roadways, Common Areas and Hugh Daniel Drive, all as more particularly described in the Greystone Farms Declaration of Covenants, Conditions and Restrictions recorded as Instrument #1995-16401 in the Probate Office of Shelby County, Alabama, and all amendments thereto.

**ALSO SUBJECT TO:**

- (1) Ad valorem taxes for the year 1999 and subsequent years not yet due and payable;
- (2) 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 and Deed Book 60, page 260 in said Probate Office; and
- (3) Restrictions, limitations and conditions as set out in Map Book 21 Page 79 and Map Book 20 Page 106; and
- (4) Amended and Restated restrictive covenants as set out in Instrument recorded in Real 265, page 96 in said Probate Office; and
- (5) Right of Way from Daniel Oak Mountain Limited to Shelby County recorded on July 13, 1994 as Instrument #1994-21963; and
- (6) Shelby Cable Agreement recorded in Real 350, page 545 in said Probate Office; and
- (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 in said Probate Office; and
- (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 #1994-22318 and 1st Amendment recorded in Instrument #1996-0530 and 2nd Amendment recorded in Instrument No. 1998-16170 in Probate Office; and
- (9) Restrictions, covenants and homeowners association pertaining to Greystone Farms recorded as Instrument #1995-16401 in said Probate Office and First Amendment thereto

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recorded as Instrument #1996-01432 and Second Amendment thereto recorded as Instrument #1996-21440 and Third Amendment thereto recorded as Instrument #1997-02587 and Fourth Amendment thereto recorded as Instrument #1998-10062 and Fifth Amendment thereto recorded as Instrument #1998-30335 in said Probate Office;

(10) Easements and building setback lines as shown per recorded plat, including 15 feet along the Easterly side of lot; and

(11) Easement to BellSouth Telecommunications recorded as Instrument #1995-7422; and

(12) Greystone Farms Reciprocal Easement Agreement recorded as Instrument #1995-16400 in said Probate Office; and

(13) Greystone Farms Community Center Property Declaration of Covenants, Conditions and Restrictions recorded as Instrument #1995-16403 in said Probate Office.

**TO HAVE AND TO HOLD** unto the said Grantee, her heirs and assigns forever.

**IN WITNESS WHEREOF**, the undersigned, GREYSTONE LANDS, INC., has caused this Statutory Warranty Deed to be executed the 11 day of May, 1999.

**GREYSTONE LANDS, INC.,**  
an Alabama corporation

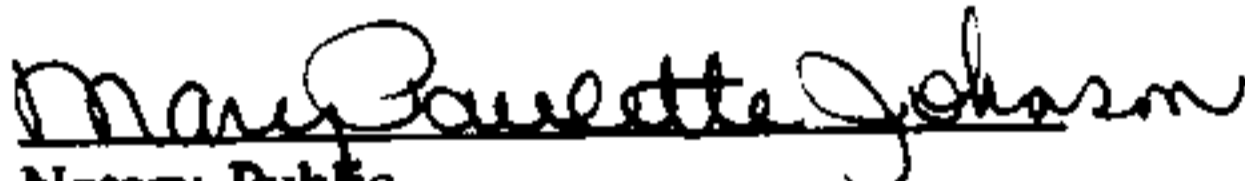
By: 

Gary R. Dent  
Its President

**STATE OF ALABAMA     )**  
**JEFFERSON COUNTY    )**

I, the undersigned, a Notary Public in and for said county, in said state, hereby certify that Gary R. Dent, whose name as President of GREYSTONE LANDS, INC., an Alabama corporation, is signed to the foregoing Instrument, and who is known to me, acknowledged before me on this day that, being informed of the contents of said Instrument, he, as such officer and with full authority, executed the same voluntarily on the day the same bears date for and as the act of said corporation.

Given under my hand and official seal, this the 11<sup>th</sup> day of May, 1999.

  
Notary Public

My Commission Expires:

2/24/2001

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