

THIS INSTRUMENT PREPARED BY AND UPON
RECORDING SHOULD BE RETURNED TO:
Stephen R. Monk, Esq,
Bradley Arant Rose & White, LLP
2001 Park Place North, Suite 400
Birmingham, Alabama 35242

SEND TAX NOTICE TO:

Ms. Gail J. Smith
348 Woodward Court
Birmingham, AL 35242

THIS STATUTORY WARRANTY DEED is executed and delivered on this 4th day of August, 2000 by DANIEL LEGACY, LLC an Alabama limited liability company ("Grantor"), in favor of Gail J. Smith ("Grantee").

KNOW ALL MEN BY THESE PRESENTS, that for and in consideration of the sum of Five Hundred Ten Thousand and No/100 Dollars (\$510,000.00), in hand paid by Grantee to Grantor and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged by Grantor, Grantor does by these presents, GRANT, BARGAIN, SELL and CONVEY unto Grantee the following described real property (the "Property") situated in Shelby County, Alabama:

Lot 1, according to the Survey of Legacy Place of Greystone as recorded in Map Book 27, Page 36,
in the Probate Office of Shelby County, Alabama.

The Property is conveyed subject to the following:

1. Ad valorem taxes due and payable October 1, 2000, and all subsequent years thereafter.
2. 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. The easements, restrictions, reservations, covenants, liens, assessments, agreements and all other terms and provisions of the Greystone Legacy Declaration of Covenants, Conditions and Restrictions dated as of December 1, 1999 and recorded as Instrument No. 1999-50995 in the Office of the Judge of Probate of Shelby County, Alabama, as amended, (which, together with all amendments thereto, is hereinafter collectively referred to as the "Master Declaration").
6. The easements, restrictions, reservations, covenants, liens, assessments, agreements and all other terms and provisions of the Supplemental Covenants for Legacy Place of Greystone dated as of July 27, 2000 and recorded as Instrument No. 2000-25238 in the Judge of Probate of Shelby County, Alabama as amended, (which, together with all amendments thereto, is hereinafter collectively referred to as the "Supplemental Covenants").
7. All easements, restrictions, reservations, agreements, rights-of-way, building setback lines and any other matters of record.

Grantee, by acceptance of this deed, acknowledges, covenants and agrees for herself and her heirs, executors, administrators, personal representatives and assigns, that (a) Grantor has not made and does not make any covenants, representations or warranties, either express or implied, regarding the physical condition of the Property or any portion thereof, the suitability or fitness of the Property for any intended or specific use, any matters of survey or whether any underground storage tanks or any hazardous or toxic waste, substances or materials, including, without limitation, asbestos, radon, formaldehyde and polychlorinated biphenyls, are present or at any time prior to the date hereof have been located in, on, under, upon or adjacent to the Property; (b) Grantee has assumed full and complete responsibility for the investigation and determination of the suitability of the surface and subsurface conditions of the Property including, without limitation, the existence or presence of any sinkholes, underground mines, tunnels, water channels and limestone formations or deposits on, under, adjacent to or in close proximity with the Property; and (c) Grantor shall not be liable for and Grantee hereby waives and releases Grantor, its members, managers, agents, employees, officers, 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 unto the said Grantee, her heirs, executors, administrators, personal representatives and assigns forever.

IN WITNESS WHEREOF, the undersigned DANIEL LEGACY, LLC, has caused this Statutory Warranty Deed to be executed as of the day and year first above written.

DANIEL LEGACY LLC,
Alabama limited liability company

By: DANIEL REALTY COMPANY, an Alabama general
partnership, Its Manager

By: DANIEL EQUITY PARTNERS LIMITED
PARTNERSHIP, a Virginia limited partnership,
Its Managing Partner

By: Daniel Equity Corporation I, a Virginia
corporation, Its General Partner

By: Chris A. Brown
Its: Vice President

STATE OF ALABAMA)
JEFFERSON COUNTY)

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Chris A. Brown whose name as Vice President of DANIEL EQUITY CORPORATION I, a Virginia corporation, as General Partner of Daniel Equity Partners Limited Partnership, a Virginia limited partnership, as Managing Partner of Daniel Realty Company, an Alabama general partnership, as Manager of Daniel Legacy, LLC, an Alabama limited liability company, 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 for and as the act of said corporation, in its capacity as general partner of Daniel Equity Partners Limited Partnership, in its capacity as Managing Partner of Daniel Realty Company, in its capacity as Manager of Daniel Legacy, LLC.

Given under my hand and official seal, this the 4th day of August, 2000

Mark Dunaway
Notary Public

My Commission Expires: Feb 2, 2003

STATUTORY
WARRANTY DEED

INDIVIDUAL

Inst # 2000-26475
08/04/2000-26475
02:59 PM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
001 MHS 518.50