20050920000488420 1/2 $64.00
Shelby Cnty Judge of Probate,AL
09/20/2005 02:52:05PM FILED/CERT

THIS INSTRUMENT PREPARED BY:
Riley & Riley, P.C.
1950 Stonegate Drive, Suite 150
Birmingham, Alabama 35242

SEND TAX NOTICE TO
Brett S. Bruce and April L. Bruce
6995 Gadsden Highway
Trussville, AL 35173

STATE OF ALABAMA
SHELBY COUNTY

STATUTORY WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS: That in consideration of One Hundred Fifty Thousand and no/100 Dollars ($150,000.00) to **HARRY B. BROCK, JR. and JANE H. BROCK, husband and wife** (the "Grantor"), in hand paid by **BRETT S. BRUCE and APRIL L. BRUCE** (the "Grantee"), the receipt and sufficiency of which is hereby acknowledged, Grantor does by these presents grant, bargain, sell and convey unto Grantee, subject to the covenants, conditions and other matters set forth below, the real estate situated in Shelby County, Alabama, more particularly described as follows (the "Property"):

Lot 14, according to a Survey of The Crest at Greystone - Second Addition, as recorded in Map Book 19, page 53, in the Probate Office of Shelby County, Alabama.

SUBJECT TO:

1. Taxes and assessments for the year 2005, and taxes for subsequent years, not yet due and payable.

2. Easement (s) as shown by recorded map.

3. Building setback limitations specified in Section 8.04 and 6.05 of the Declaration and 30 foot buffer area along the front lot line of the property as set forth in Section 3.10 of the Declaration.

4. Restriction (s) as shown by recorded Map.

5. Greystone Residential Declarations of Covenants, conditions and restrictions recorded in Real 317, page 260; amended by Real 319, page 235 and by First Amendment to Restrictions, recorded in Real 346, page 942; Second Amendment recorded in Real 378, page 904; Third Amendment recorded in Real 397, page 958; Fourth Amendment recorded in Instrument 1992-17890; Fifth Amendment recorded in Instrument 1993-3123; Sixth Amendment recorded in Instrument 1993-10163; Seventh Amendment recorded in Instrument 1993-16982; Eighth Amendment recorded in Instrument 1993-20968; Ninth Amendment recorded in Instrument 1993-32840; Tenth Amendment recorded in Instrument 1994-23329; Eleventh Amendment recorded in Instrument 1995-08111; Twelfth Amendment recorded in Instrument 1995-24267; Thirteenth Amendment recorded in Instrument 1995-34231; Fourteenth Amendment recorded in Instrument 1996-19860; Fifteenth Amendment recorded in Instrument 1996-37514; Sixteenth Amendment recorded in Instrument 1996-39737; Seventeenth Amendment recorded in Instrument 1997-02534; Eighteenth Amendment recorded in Instrument 1997-17533; Nineteenth Amendment recorded in Instrument 1997-30081, Twentieth Amendment recorded in Instrument 1997-38614; Twenty-First Amendment recorded in Instrument 1999-03331; Twenty-Second amendment recorded in Instrument 1999-06309; Twenty-Third Amendment recorded in Instrument 1999-47817; Twenty-Fourth Amendment recorded in Instrument 20020717000334280; Twenty-Fifth Amendment recorded in Instrument 20030303000604443 0; Twenty-Sixth Amendment recorded in Instrument 20031023000711520, Twenty-Seventh Amendment recorded in Instrument 20031105000735510 and Twenty-Eighth Amendment as recorded in Instrument 20040521000271290 in the Probate Office of Shelby County, Alabama.

6. Note: Map Book 18, page 17 shows the reservation:
Sink Hole Prone Areas – The Subdivision shown hereon including lots and streets, lies in an area where natural lime sinks may occur. Shelby County, the Shelby County Engineer, the Shelby County Planning Commissioner and the individual members thereof and all other agents, servants or employees of Shelby County, Alabama, make no representations that the subdivision lots and street are safe or suitable for residential construction, or for any other purpose whatsoever. "Area underlain by limestone and thus may be subject to lime sink activity"

7. Mineral and mining rights and rights incident thereto recorded in Volume 60, page 260 and Volume 121, page 294, in the Probate Office of Shelby County, Alabama.

8. Underground transmission granted to Alabama Power Company recorded in Volume 305, page 637, in the Probate Office of Shelby County, Alabama.

$100,000.00 of the above recited purchase price was paid by a mortgage loan closed simultaneously herewith.

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9. Restrictions appearing of record in Real 265, page 96, in the Probate Office of Shelby County, Alabama.

10. Agreement between Daniel Oak Mountain, Ltd. and Sheby Cable recorded in Real 350, page 545, in the Probate Office of Shelby County, Alabama.

11. Right of way and Easement to Water Works Board of the City of Birmingham recorded in Instrument 1994-26399, in the Probate Office of Shelby County, Alabama.

12. Rights of others to use Hugh Daniel Drive recorded in Volume 301, page 799, in the Probate Office of Shelby County, Alabama.

13. Release of Damages as recorded in Instrument 1992-22103; First Amendment recorded in Instrument 1994-3752, and Second Amendment to be recorded, in the Probate Office of Shelby County, Alabama.

14. The Crest at Greystone Declaration of Covenants, Conditions and Restrictions recorded in Instrument 1992-22103; First Amendment recorded in Instrument 1994-03752; Second Amendment recorded in Instrument 1995-00941; Third Amendment recorded in Instrument 1995-32703; Fourth Amendment recorded in Instrument 2001-38397 and Fifth Amendment recorded in Instrument 2003091000008050, in the Probate Office of Shelby County, Alabama.

15. Restrictions, Easements, Mineral and mining rights and rights incident htereto and Release of Damages recorded in Instrument 1993-5963 and Instrument 1994-20662, in the Probate Office of Shelby County, Alabama.

TO HAVE AND TO HOLD unto Grantee, subject to the matters described above, ~~his heirs and assigns forever~~ for and during their joint lives as joint tenants and upon the death of either of them, then to the survivor of them in fee simple, and to the heirs and assigns of such survivor forever, together with every contingent remainder and right of reversion.

IN WITNESS WHEREOF, Grantor, **HARRY B. BROCK, JR. and JANE H. BROCK**, have executed this conveyance on this the 18th day of August, 2005.

HARRY B. BROCK, JR.

JANE H. BROCK

Shelby County, AL 09/20/2005
State of Alabama

Deed Tax:$50.00

STATE OF ALABAMA
JEFFERSON COUNTY

I, the undersigned authority, a Notary Public in and for said County in said State, hereby certify that **HARRY B. BROCK, JR. and JANE H. BROCK**, whose names are signed to the foregoing conveyance, and who are known to me, acknowledged before me on this day that, being informed of the contents of the conveyance, they executed the same voluntarily for and as their act.

Given under my hand and official seal this 18th day of August, 2005.

Notary Public
My Commission expires: **NOTARY PUBLIC STATE OF ALABAMA AT LARGE MY COMMISSION EXPIRES: May 29, 2006 BONDED THRU NOTARY PUBLIC UNDERWRITERS**