

20100201000030700 1/3 \$97.00  
Shelby Cnty Judge of Probate, AL  
02/01/2010 01:07:51 PM FILED/CERT

State of Alabama  
Deed Tax : \$80.00

511 STEWARDS GLEN  
BIRMINGHAM, AL 35242

THE STATE OF ALABAMA )  
: KNOW ALL MEN BY THESE PRESENTS:  
COUNTY OF SHELBY )

Lot 26, according to the Map of Legacy Place of Greystone, as recorded in Map Book 27, Page 36, in the Probate Office of Shelby County, Alabama; being situated in Shelby County, Alabama.

1. Ad valorem taxes for the year, 2010, not yet due and payable.
2. easements or claims of easements not shown by the public records.
3. Any minerals or mineral rights leased, granted or retained by prior owners.
4. Easement as shown per recorded plat, including 10 feet on the Northwesterly side of the lot.
5. Articles of Incorporation of Legacy Place Homeowners' Association, Inc. recorded in Inst. #2000-25236 in Probate Office.
6. Greystone Legacy Declaration of Covenants, Conditions and Restrictions as set out in instrument recorded in Inst. #1999-50995, 1st amendment in Inst. #2000-4911, 2nd Amendment in Inst. #2000-34390, 3rd Amendment in Inst. #2000-40197 and 4th Amendment in Inst. #2001-16407 and 5th Amendment in Inst. #2001-48193 and 6th Amendment in Inst. #20020823000401390 and 7th Amendment in Inst. No. 20020823000401390 and 8th Amendment in Inst. No. 20030220000107790 and 9th Amendment in Inst. No. 20030424000253400;m 10th Amendment to Inst. No. 20030507000283000; 11th Amendment in Inst. No. 20031023000711510 and 12th Amendment in Inst. No. 2003110500073550 and 13th Amendment in Inst. No. 20040129000047160 and 14th Amendment recorded in Inst. 20040521000271310 and 15th Amendment as recorded in Inst. No. 20040927000532560 and 16th Amendment recorded



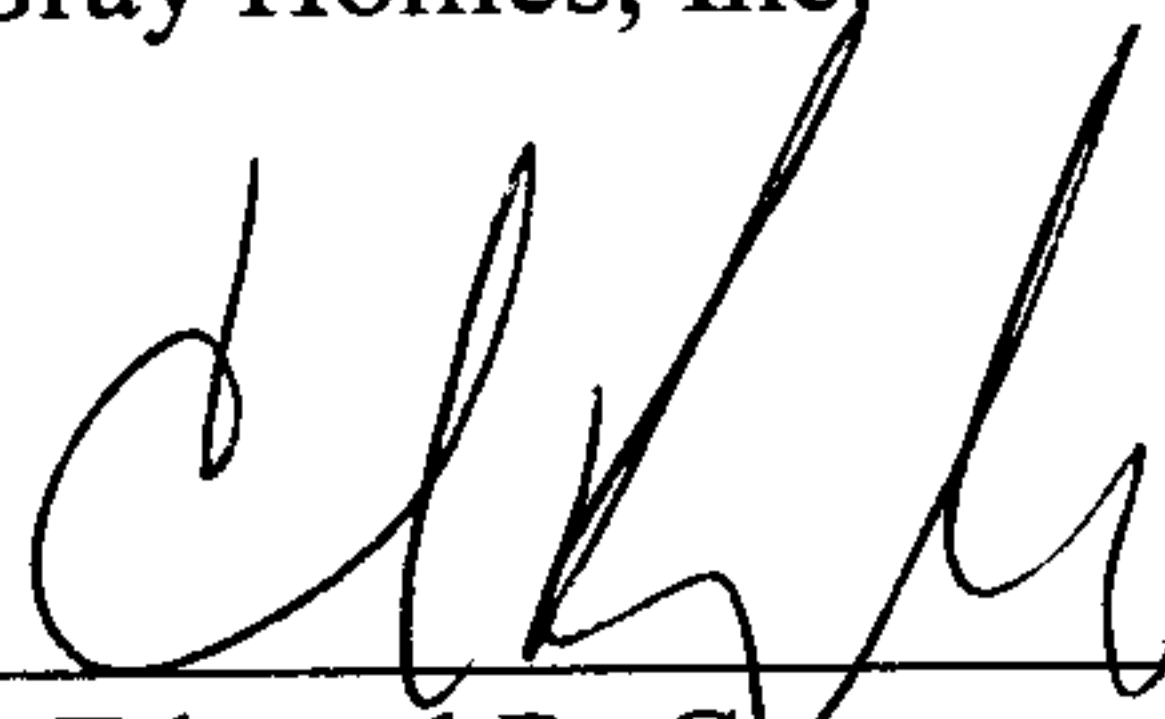
- in Inst. No. 20061013000509240, Shelby county and in Inst. No. 200402/1121, 17th Amendment recorded in Inst. 20070810000376920 n(Shelby) and BE: LR 200712, Page 17957 (Jefferson), together with Reciprocal Easement Agreement as set forth in Inst. 2001-38396 and Supplemental Covenants for Legacy Place of Greystone as set out in 2000-25238 and assignment of Developer Rights as set forth in 20020919000452220 Jefferson County, in Probate Office.
7. Declaration of Watershed Protective covenants for Greystone Development as set out in Inst. #2000-17644, with Assignment and Assumption Agreement recorded as Inst. #2000-20625 in Probate Office.
  8. Easement Agreement by and between City of Birmingham and Greystone Development Co., LLC dated May 18, 2000 as recorded as Inst. #2000-17642 in Probate Office. (affects access)
  9. Access Easement Agreement as set out in instrument recorded as Inst. #1999-12253 in Probate Office. (Affects entrance road)
  10. Easement Agreement as set out instrument recorded as Inst. #1999-12254 in Probate Office. (affects entrance road)
  11. Access Easement Agreement and Right of first Refusal Agreement dated 2/12/99 and recorded as Inst. #1999-7167, by and between Greystone Development Company, LLC and Gilbert Family Partnership LTD, Roy W. Gilbert, Jr. and wife, Judith L. Gilbert, Roy W. Gilbert, Jr. and wife, Judith L. Gilbert, Roy W. Gilbert, III and wife, Sharon R. Gilbert.
  12. Consent Agreement by and between Charles Steven Daughtry and Greystone Development Co., LLC dated June 5, 2000 recorded as Inst. #2000-19405 in Probate Office. (affects access)
  13. Declaration of use restrictions between Greystone Development Company, LLC Stillmeadow Farm, LTD. and Walter Dixon, recorded as Inst. #1999-12252 and amended in Inst. No. 2000-12771 in the Probate Office of Shelby County, Alabama.
  14. Title to all minerals within and underlying premises, together with all mining rights and other rights, privileges and immunities relating thereto, including rights set out in Deed Book 243, Page 828 in the Probate Office.
  15. Easements granted to Alabama Power Company for electrical power as set out in Real 133, Page 551, and Real 142, Page 188 in Probate Office.
  16. Easements to Alabama Power Company for electrical power as shown by instrument recorded in Deed Book 351, Page 1, in Probate Office. (affects entrance road)
  17. Right-of-way granted to South Central Bell for telephone services y instrument recorded in Real 21, Page 312 in Probate Office. (affects entrance road)
  18. Release of Damages in the Statutory Warranty Deed from Greystone Development Company, LLC to Daniel Legacy, LLC recorded as Inst. #2000-05920 and Inst. #2000-5921; Inst. #2000-26475, Inst. 2000-5920 and Inst. 2000-5921 in the Probate Office.
  19. 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 27, Page 36 in the Probate Office.
  20. Restrictions, limitations and conditions as set out in Map Book 27, Page 36.
  21. Release of damages, restrictions, modifications, covenants, conditions, rights, privileges, immunities, and limitations, as applicable as set out in and as referenced in deed recorded in Inst. No. 2001-35993, Inst. No. 20021002000477070 and Inst. No. 20040202000054340 in the Probate Office.
  22. Assignment of Developer's Rights as recorded in Inst. No. 20020919000452220 and Inst. No. 20040219000086130 in the Probate Office.

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

GRANTOR makes no warranty or covenant respecting the nature of the quality of the title to the property hereby conveyed other than that the GRANTOR has neither permitted or suffered any lien, encumbrance or adverse claim to the property described herein since the date of acquisition thereof by the GRANTOR.

IN WITNESS WHEREOF, the Grantor, Ed Gray Homes, Inc., by Edward R. Gray whose name as President, has hereto set his signature and seal, this 26th day of January, 2010.

Ed Gray Homes, Inc.



(SEAL)

BY: Edward R. Gray

ITS: President

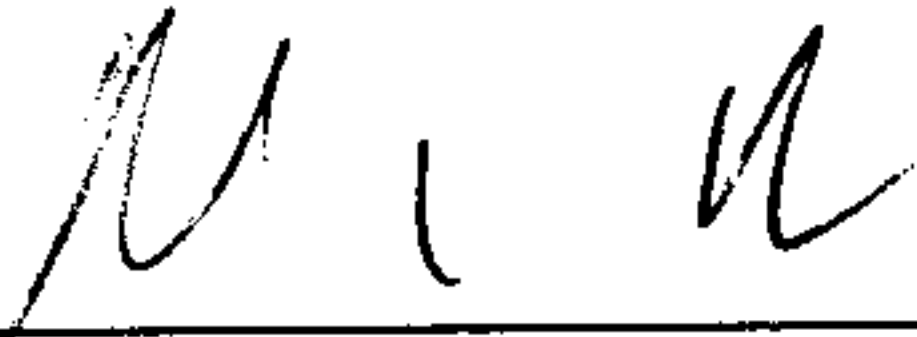
THE STATE OF ALABAMA )

:

COUNTY OF JEFFERSON )

I, the undersigned authority, a Notary Public in and for said County in said State, hereby certify that Edward R. Gray whose name as President, of Ed Gray Homes, Inc., a 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 official seal this 26th day of January, 2010.



NOTARY PUBLIC

My commission expires:

5-7-12