

20100910000294440 1/3 \$86.00
Shelby Cnty Judge of Probate, AL
09/10/2010 10:19:31 AM FILED/CERT

Send tax notice to:
CLIFF B. GILLIES
2077 BRAE TRAIL
BIRMINGHAM, AL, 35242

This instrument prepared by:
Charles D. Stewart, Jr.
Executive Real Estate Group, LLC
4898 Valleydale Road, Suite A-2
Birmingham, AL 35242

STATE OF ALABAMA
Shelby COUNTY

2010352

Shelby County, AL 09/10/2010

State of Alabama

Deed Tax : \$68.00

WARRANTY DEED

KNOWN ALL MEN BY THESE PRESENTS:

That in consideration of Three Hundred Thirty-Nine Thousand and 00/100 Dollars (\$339,000.00) to the undersigned, RANDY LEE HOLMAN as EXECUTOR OF THE ESTATE OF RICHARD JACK HOLMAN, DECEASED, PROBATE CASE NO. PR-2010-000440 (hereinafter referred to as Grantor) in hand paid by CLIFF B. GILLIES and KIM C. GILLIES (hereinafter referred to as Grantee), the receipt of which is hereby acknowledged, Grantor does, by these presents, grant, bargain, sell, and convey unto Grantees, as Joint Tenants with Rights of Survivorship, the following described real estate situated in Shelby County, Alabama, to-wit:

LOT 20, ACCORDING TO THE 2ND AMENDED PLAT OF AMENDED PLAT OF THE BRAE SECTOR OF GREYSTONE FARMS, AS RECORDED IN MAP BOOK 19, PAGE 141 IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.

SUBJECT TO:

1. TAXES FOR THE YEAR BEGINNING OCTOBER 1, 2009 WHICH CONSTITUTES A LIEN BUT ARE NOT DUE AND PAYABLE UNTIL OCTOBER 1, 2010.
2. ANY ENCROACHMENT, ENCUMBRANCE, VIOLATION, VARIATION, OR ADVERSE CIRCUMSTANCE AFFECTING THE TITLE THAT WOULD BE DISCLOSED BY AN ACCURATE AND COMPLETE SURVEY.
3. MUNICIPAL IMPROVEMENTS, TAXES, ASSESSMENTS AND FIRE DISTRICT DUES AGAINST PROPERTY.
4. TITLE TO ALL OIL, GAS AND MINERALS WITHIN AND UNDERLYING THE PREMISES, TOGETHER WITH ALL OIL AND MINING RIGHTS AND OTHER RIGHTS, PRIVILEGES AND IMMUNITIES RELATING THERETO, TOGETHER WITH ANY RELEASE OF LIABILITY FOR INJURY OR DAMAGE TO PERSONS OR PROPERTY AS A RESULT OF THE EXERCISE OF SUCH RIGHTS AS RECORDED IN DEED BOOK 121, PAGE 294 AND DEED BOOK 60, PAGE 260, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.
5. RIGHT OF WAY TO THE WATER WORKS AND SEWER BOARD OF THE CITY OF BIRMINGHAM AS RECORDED IN INSTRUMENT NO. 1993-20841, IN THE OFFICE OF THE JUDGE OF PROBATE OF SHELBY COUNTY, ALABAMA.
6. RIGHT OF WAY TO BIRMINGHAM WATER WORKS AS RECORDED IN INSTRUMENT NO. 1995-11637, IN THE OFFICE OF THE JUDGE OF PROBATE OF SHELBY COUNTY, ALABAMA.
7. AMENDED AND RESTATED RESTRICTIVE COVENANTS RECORDED IN REAL 265, PAGE 96.
8. SHELBY CABLE AGREEMENT AS RECORDED IN REAL 350, PAGE 545.
9. COVENANTS AND AGREEMENT FOR WATER SERVICE AS SET OUT IN AN AGREEMENT RECORDED IN REAL BOOK 235, PAGE 574 AS MODIFIED BY AGREEMENT RECORDED IN INSTRUMENT NO. 1992-

- 20786 AND FURTHER MODIFIED BY AGREEMENT RECORDED IN INSTRUMENT NO. 1993-20840.
10. DEVELOPMENT AGREEMENT INCLUDING RESTRICTIONS AND COVENANTS AS SET OUT IN INSTRUMENT BETWEEN DANIEL OAK MOUNTAIN LIMITE PARTNERSHIP, GREYSTONE RESIDENTIAL ASSOCIATION, INC., GREYSTONE RIDGE, INC. AND UNITED STATES FIDELITY AND GUARANTY COMPANY AS RECORDED IN INSTRUMENT NO. 1994-22318, WITH 1ST AMENDMENT RECORDED IN INSTRUMENT NO. 1996-0530.
 11. DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS TO GREYSTONE FARMS AS RECORDED IN INSTRUMENT NO. 1995-16401 AND 1ST AMENDMENT RECORDED IN INSTRUMENT NO. 1995-1432; 2ND AMENDMENT RECORDED IN INSTRUMENT NO. 1996-21440; AND 3RD AMENDMENT RECORDED IN INSTRUMENT NO. 1997-2587.
 12. AGREEMENT IN REGARD TO SANITARY SEWER EASEMENT SYSTEM AS SET OUT IN MAP BOOK 19, PAGE 96 AND IN INSTRUMENT NO. 1995-4395.
 13. GREYSTONE FARMS RECIPROCAL EASEMENT AGREEMENT AS RECORDED IN INSTRUMENT NO. 1995-16400.
 14. RIGHT OF WAY TO THE WATER WORKS AND SEWER BOARD OF THE CITY OF BIRMINGHAM AS RECORDED IN INSTRUMENT NO. 1993-20841, IN THE OFFICE OF THE JUDGE OF PROBATE OF SHELBY COUNTY, ALABAMA.
 15. GREYSTONE FARMS COMMUNITY CENTER PROPERTY DECLARATION OF COVENANTS, CONDITIONS, AND RESTRICTIONS AS RECORDED IN INSTRUMENT NO. 1995-16403.
 16. RELEASE OF DAMAGES AS RECORDED IN INSTRUMENT NO. 1995-36489, AS RECORDED IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.
 17. EASEMENT AND RIGHT OF WAY TO ALABAMA POWER COMPANY AS RECORDED IN INSTRUMENT NO. 2000-23204.

§ 271,200.00 OF THE CONSIDERATION AS WAS PAID FROM THE PROCEEDS OF A MORTGAGE LOAN.

TO HAVE AND TO HOLD unto the Grantee, its successors and assigns forever. The Grantor does for itself, its successors and assigns, covenant with the Grantee, its successors and assigns, that it is lawfully seized in fee simple of said premises; that they are free from all encumbrances, except as shown above; that it has a good right to sell and convey the same as aforesaid; and that it will, and its successors and assigns shall, warrant and defend the same to the Grantees, their heirs, executors, administrators and assigns forever against the lawful claims of all persons.

The Grantor does for itself, its successors and assigns, covenant with the Grantee, his/her heirs, executors, administrators and assigns, that it is lawfully seized in fee simple of said premises; that they are free from all encumbrances, except as shown above; that it has a good right to sell and convey the same as aforesaid; and that it will, and its successors and assigns shall, warrant and defend the same to the Grantee, their heirs, executors, administrators and assigns forever against the lawful claims of all persons.

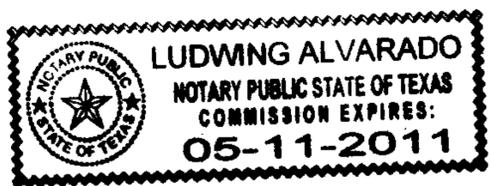
IN WITNESS WHEREOF, Grantor, RANDY LEE HOLMAN AS EXECUTOR OF THE ESTATE OF RICHARD JACK HOLMAN, DECEASED, PROBATE CASE NO. PR-2010-000440, who is authorized to execute this conveyance, has hereunto set his signature and seal on this the 25th day of August, 2010.

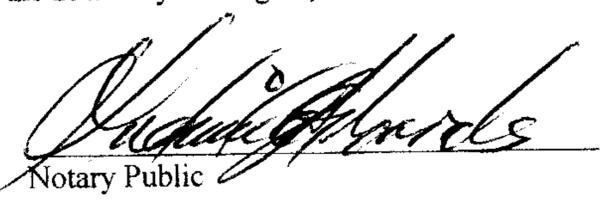

RANDY LEE HOLMAN
EXECUTOR OF THE ESTATE OF RICHARD
JACK HOLMAN, DECEASED
PROBATE CASE NO. PR-2010-000440

STATE OF TEXAS
COUNTY OF BELLEVUE

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that RANDY LEE HOLMAN AS EXECUTOR OF THE ESTATE OF RICHARD JACK HOLMAN, DECEASED, is signed to the foregoing instrument, and who are known to me, acknowledged before me on this day, that, being informed of the contents of the said instrument, he, in his capacity as said Executor of the Estate of RICHARD JACK HOLMAN HOLMAN and with full authority, executed the same voluntarily for and as the act of said Estate.

Given under my hand and official seal this the 25th day of August, 2010.





Notary Public
Print Name:
Commission Expires: 05-11-2011