



GREYSTONE

BOOK 386 PAGE 804

STATUTORY WARRANTY DEED

CORPORATE-
PARTNERSHIP

THIS INSTRUMENT PREPARED BY AND UPON
RECORDING SHOULD BE RETURNED TO:

SHEILA D. ELLIS
DANIEL CORPORATION
P. O. BOX 385001
BIRMINGHAM, ALABAMA 35238-5001

167

SEND TAX NOTICE TO:

4509 Valleydale Rd #3
Birmingham AL 35242

\$72,900 of the above recited consideration
was paid from a mortgage loan closed simul-
taneously herewith.

THIS STATUTORY WARRANTY DEED is executed and delivered on this 31st day of January,
1992 by DANIEL OAK MOUNTAIN LIMITED PARTNERSHIP, an Alabama limited partnership ("Grantor"), in
favor of Gary Stephens d/b/a Stephens Built Homes ("Grantee").

KNOW ALL MEN BY THESE PRESENTS, that for and in consideration of the sum of \$72,900.00
~~DOLLARS (\$000,000,000,000,000,000)~~, 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 136, according to the Map and Survey of Greystone - 1st Sector, Phase II, as recorded
in Map Book 15, Pages 58, 59, 60 and 61 in the Probate Office of 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 Residential Declaration of Covenants, Conditions and Restrictions
dated November 6, 1990 and recorded in Real 317, Page 260 in the Probate Office of Shelby County, Alabama (which, together
with all amendments thereto, is hereinafter collectively referred to as the "Declaration").

The Property is conveyed subject to the following:

1. Any dwelling built on the Property shall contain not less than 2,600 square feet of Living Space, as
defined in the Declaration, for a single-story house; or 3,000 square feet of Living Space, as defined in the
Declaration, for multi-story homes.

2. Subject to the provisions of Sections 6.04(c), 6.04(d) and 6.05 of the Declaration, the Property shall be subject to the
following minimum setbacks:

(i) Front Setback: 50 feet;
(ii) Rear Setback: 50 feet;
(iii) Side Setbacks: 15 feet.

1. Deed Tax \$10.00
2. Mtg. Tax \$
3. Recording Fee \$2.50
4. Indexing Fee \$3.00
5. No Tax Fee \$
6. Certified Fee \$1.00

The foregoing setbacks shall be measured from the property lines of the Property.

3. Ad valorem taxes due and payable October 1, 1992, and all subsequent years thereafter.
4. Fire district dues and library district assessments for the current year and all subsequent years thereafter. \$7.50
5. Mining and mineral rights not owned by Grantor.
6. All applicable zoning ordinances.
7. The easements, restrictions, reservations, covenants, agreements and all other terms and provisions of the Declaration.
8. 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 itself, and its heirs, successors and assigns, that:

(i) Grantor shall not be liable for and Grantee hereby waives and releases Grantor, its officers, agents, employees, 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;

(ii) Grantor, its successors and assigns, shall have the right to develop and construct attached and detached townhouses,
condominiums, cooperatives, duplexes, zero-lot-line homes and cluster or patio homes on any of the areas indicated as
"MD" or medium density residential land use classifications on the Development Plan for the Development; and

(iii) The purchase and ownership of the Property shall not entitle Grantee or the family members, guests, invitees, heirs,
successors or assigns of Grantee, to any rights to use or otherwise enter onto the golf course, clubhouse and other related
facilities or amenities to be constructed on the Golf Club Property, as defined in the Declaration.

TO HAVE AND TO HOLD unto the said Grantee, its successors and assigns forever.

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

\$
\$
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STATE OF ALABAMA
I CERTIFY THIS
INSTRUMENT WAS FILED

92 FEB -4 AM 9:15

JUDGE OF PROBATE

STATE OF ALABAMA)

SHELBY COUNTY)

I, the undersigned, a Notary Public in and for said county, in said state, hereby certify that Stephen R. Monk
whose name as Sr. Vice President of DANIEL REALTY INVESTMENT CORPORATION - OAK MOUNTAIN,
an Alabama corporation, as General Partner of DANIEL OAK MOUNTAIN LIMITED PARTNERSHIP, an Alabama limited
partnership, 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 such corporation in its capacity as general partner.

Given under my hand and official seal, this the 31st day of January, 1992.

DANIEL OAK MOUNTAIN LIMITED
PARTNERSHIP, an Alabama limited partnership

By: DANIEL REALTY INVESTMENT
CORPORATION - OAK MOUNTAIN,
an Alabama corporation, Its General Partner

By: [Signature]
Its: Sr. Vice President

Sheila D. Ellis
Notary Public
My Commission Expires: 2/26/99