

SEND TAX NOTICE TO:
MARY P. RIDDLE
3508 Shandwick Place
Birmingham, Alabama 35242

This instrument was prepared by

(Name) DAVID F. OVSON, Attorney at Law
728 Shades Creek Parkway, Suite 120
(Address) Birmingham, Alabama 35209

Corporation Form Warranty Deed - LAND TITLE COMPANY OF ALABAMA, Birmingham, Alabama

STATE OF ALABAMA)

KNOW ALL MEN BY THESE PRESENTS.

COUNTY OF JEFFERSON)

That in consideration of Two Hundred Ninety-Five Thousand and No/100 (\$295,000.00)-----DOLLARS,
to the undersigned grantor. KERR COMPANIES, INC. a corporation

(herein referred to as GRANTOR) in hand paid by the grantee herein, the receipt of which is hereby acknowledged,
the said GRANTOR does by these presents, grant, bargain, sell and convey unto MARY P. RIDDLE

(herein referred to as GRANTEE, whether one or more), the following described real estate, situated in Shelby
County, Alabama, to-wit:

See the attached Exhibit "A" for the legal description of the property conveyed herein
which is incorporated herein and made a part hereof.

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002 NCD 85.50

TO HAVE AND TO HOLD, To the said GRANTEE, his, her or their heirs and assigns forever.

And said GRANTOR does for itself, its successors and assigns, covenant with said GRANTEE, his, her or
their heirs and assigns, that it is lawfully seized in fee simple of said premises, that they are free from all encum-
brances, 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 said GRANTEE, his, her or their heirs, executors and assigns
forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the said GRANTOR by its President, who is
authorized to execute this conveyance, hereto set its signature and seal.

this the 14th day of May, 19 92

ATTEST:

KERR COMPANIES, INC.

Secretary

By

President

STATE OF ALABAMA)

COUNTY OF JEFFERSON)

I, the undersigned

a Notary Public in and for said County, in said State,

hereby certify that Walter L. Kerr, Jr.

whose name as President of KERR COMPANIES, 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 the 14th day of May, 19 92

Notary Public

EXHIBIT "A"

Lot 124, according to the survey of GREYSTONE - 1st Sector, 1st Phase, as recorded in Map Book 14, Page 91 A & B, in the Probate Office of Shelby County, Alabama.

Together with the non-exclusive easements 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, and all amendments thereto.

SUBJECT TO:

1. Ad valorem taxes for the year 1992, which are a lien, but not yet due and payable until October 1, 1992.
2. Minimum square footage requirements and building setback lines, pursuant to the terms of the Declaration of Covenants, Conditions and Restrictions recorded in Real 317, Page 260, as amended and further amended by Real 357, page 260 and in Map Book 14, page 91 A & B.
3. Public utility easements as shown by recorded plat, including a 10 foot on the rear of property.
4. Greystone Residential Declaration of Covenants, Conditions and Restrictions, as set out in instrument recorded in Real 317, page 260, amended by Affidavit recorded in Real 319, page 235, and further amended by 1st Amendment to Greystone Residential Declaration of Covenants, Conditions and Restrictions recorded in Real 346, page 942, 2nd Amendment as recorded in Real 378, page 904, 3rd Amendment as recorded in Real 397, page 958 and further amended by Real 357, page 360.
5. Amended and Restated Restrictive Covenants as set out in instrument recorded in Real 265, page 96.
6. Transmission Line Permits to Alabama Power Company recorded in Deed Book 109, page 505; Deed Book 112, page 517; and Deed Book 305, page 637.
7. Rights of others to use of Hugh Daniel Drive and Greystone Drive, as described in instrument recorded in Deed Book 301, page 799.
8. Covenant and Agreement for Water Service, as set out in instrument recorded in Real 235, page 574.
9. Reciprocal Easement Agreement pertaining to access and roadway easements, as set out in Real 312, page 274, and as amended by Real 317, page 253.
10. Title to all minerals within and underlying the premises, together with all mining rights and other rights, privileges and immunities relating thereto, including rights set out in Deed Book 4, page 486; Deed Book 127, page 240; and Deed Book 60, page 260.
11. Agreement with Alabama Power Company in regards to underground cables as set out in Real 333, page 138.
12. Agreement between Daniel Oak Mountain Limited Partnership, an Alabama Limited Partnership and Shelby Cable, Inc. recorded in Real 350, page 545.
13. Release of damages as set out in Greystone Residential Declaration of Covenants, Conditions and Restrictions recorded in Real 317, page 260 as amended and in the deed from Daniel Oak Mountain Limited Partnership recorded in Real 357, page 360.
14. 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 14, page 91 A & B.

\$221,250.00 of the purchase price recited above was derived from the proceeds of a mortgage loan closed simultaneously herewith.

W.K -

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