

THIS INSTRUMENT WAS PREPARED BY: Ben L. Zarzaur, Attorney  
NAJJAR DENABURG, P.C.  
2125 Morris Avenue  
Birmingham, Alabama 35203

SEND TAX NOTICE  
Rhonda F. Miller  
1318 Berwick Drive  
Birmingham, Alabama 35242

CORPORATION WARRANTY DEED

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

That in consideration of One Hundred Sixty Five Thousand Nine Hundred and No/100, (\$165,900.00), DOLLARS, in hand paid to the undersigned, Greystone Ridge Partnership, An Alabama General Partnership, partnership, (hereinafter referred to as "GRANTOR"), by Rhonda F. Miller, (hereinafter referred to as "GRANTEE"), the receipt of which is hereby acknowledged, the said GRANTOR does by these presents, grant, bargain, sell and convey unto GRANTEE the following described real estate, located and situated in ~~Jefferson~~ Shelby County, Alabama, to wit:

Lot 59, according to the Survey of Greystone Ridge Garden Homes, as recorded in Map Book 16 page 31 in the Probate Office of Shelby County, Alabama; being situated in Shelby County, Alabama.

One Hundred Fifteen Thousand and NO/100 (\$115,000.00) Dollars of the above recited consideration was paid by a mortgage executed to DFSoutheastern Mortgage of Alabama.

SUBJECT TO:

1. Ad valorem taxes for the current year, 1992.
2. Building setbacks as shown in Declaration of Greystone Ridge Covenants, Conditions and Restrictions recorded in Document No. 1992-4720 in Probate Office.
3. Transmission Line Permits to Alabama Power Company as shown by instrument recorded in Deed Book 141 page 180, Real 333 page 201 and Real 377 page 441 in Probate Office.
4. 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 pages 486, 493 and 495 in Probate Office. We do further insure against loss or to improvement or attempted enforcement of the right to use the surface of the land in order to remove minerals, without consent of the surface owners.
5. Rights of others to use of Hugh Daniel Drive, as described in instrument recorded in Deed Book 301 page 799 in Probate Office.
6. Covenant and Agreement for Water Service as set out in instrument between Dantract and Shelby County, as set out in Real 235 page 574 in Probate Office.
7. Restrictions, covenants, conditions and building setback lines as set out in Amended Restated Restrictive Covenants recorded in Real 265 page 96 in the Probate Office of Shelby County, Alabama.
8. Greystone Multi-family Declaration of Covenants, Conditions and Restrictions, as recorded in Real 316 page

239, as amended by First Amendment recorded in Real 319 page 238, Second Amendment as Amendment recorded in Real 336 page 281 and Third Amendment being recorded in Real 397 page 958, and by Instrument No. 1992-4710 in Probate Office.

9. Reciprocal Easement Agreement pertaining to access and roadway easements, as set out in Real 312 page 274, as amended in Real 317 page 253 in Probate Office.
10. Agreement between Daniel Oak Mountain Limited Partnership and Shelby Cable, Inc. recorded in Real 350 page 545 in Probate Office.

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

And said Greystone Ridge Partnership, An Alabama General Partnership does for itself, its successors and assigns, covenant with the said GRANTEES, their heirs and assigns, that it is lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above, that it has a good right to sell and convey the same as aforesaid; that it will and its successors and assigns shall, warrant and defend the same to the said GRANTEES, their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the said on by its General and Managing Partner, Gary R. Dent, who is authorized to execute this conveyance, has hereto set its signature and seal, this 25th day of August, 1992.

ATTEST:

Greystone Ridge Partnership, An  
Alabama General Partnership

GARY R. DENT (SEAL)

BY:

ITS: SECRETARY

BY: Gary R. Dent

ITS: General and Managing Partner

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 Gary R. Dent whose name as General and Managing Partner of DFSoutheastern Mortgage of Alabama, a partnership, 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, she, as such partner and with full authority, executed the same voluntarily on for and as the act of said partnership.

Given under my hand and official seal this 25th day of August, 1992.

Quincy C. Thompson  
NOTARY PUBLIC

My commission expires: June 12, 1996

Inst # 1992-18350

08/28/1992-18350  
08:45 AM CERTIFIED  
SHELBY COUNTY JUDGE OF PROBATE  
002 MCD 60.00