

This instrument was prepared by

Courtney Mason & Associates PC  
100 Concourse Parkway Suite 350  
Birmingham, Alabama 35244

CORPORATION FORM WARRANTY DEED

STATE OF ALABAMA  
SHELBY COUNTY

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of EIGHTY FIVE THOUSAND & NO/100---- (\$85,000.00) DOLLARS to the undersigned grantor, Issis & Sons, Inc. a corporation, (herein referred to as the 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 Nancy S. Davis (herein referred to as GRANTEE, whether one or more), the following described real estate, situated in Shelby County, Alabama:

Lot 141, according to the 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; being situated in Shelby County, Alabama.  
Mineral and mining rights excepted.

Together with the non-exclusive 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 and as amended thereto.

GRANTEES' ADDRESS: 2017 King Stable Road, Birmingham, Alabama 35242.

Subject to exceptions as attached hereto.

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 encumbrances, 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, Steve Issis, who is authorized to execute this conveyance, hereto set its signature and seal, this the 2nd day of March, 1994.

Issis & Sons, Inc.  
By: Steve Issis  
Steve Issis, President

STATE OF ALABAMA  
COUNTY OF SHELBY COUNTY

I, Courtney H. Mason, Jr., a Notary Public in and for said County, in said state, hereby certify that Steve Issis whose name as the President of Issis & Sons, 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 2nd day of March, 1994

Courtney H. Mason, Jr.  
Notary Public

MAIL TO:  
NANCY S. DAVIS  
P.O. BOX 610098  
BIRMINGHAM, ALA. 35261-0098

03/02/1994-06856  
03:08 PM CERTIFIED  
SHELBY COUNTY JUDGE OF PROBATE  
002 MCD 96.00

Inst # 1994-06856

Subject to:

1. Building setback lines pursuant to the terms of the Declaration of Covenants, Conditions and Restrictions, as set out in instruments recorded in Real 317 page 260 as amended, and Map Book 15 pages 58, 59, 60 and 61 and further amended as Instrument #1992-18794 in Probate Office.
2. Public utility easements as shown by recorded plat, including 10 feet on the Northeasterly and Easterly sides and irregular easement on most Northeasterly corner of lot.
3. Greystone Residential Declaration of Covenants, Conditions and Restrictions, as set out in instrument recorded in Real 317 Page 260, amended by Affidavit as recorded in Real 319 Page 235, and further amended by 1st Amendment recorded in Real 346 page 942, 2nd Amendment as recorded in Real 378 page 904, 3rd Amendment recorded in Real 397 page 958 and 4th Amendment as Instrument #1992-17890 and 5th Amendment as Instrument #1993-3123 and 6th Amendment as recorded as Instrument #1993-10163 and 7th Amendment as recorded as Instrument #1993-16482 and 8th Amendment recorded as Instrument #1993-20968 and 9th Amendment recorded as Instrument #1993-32840 and Map Book 15 pages 58, 59, 60 and 61, and further amended by instrument recorded as Instrument #1992-18794 in Probate Office.
4. Amended and Restated Restrictive Covenants as set out in instrument recorded in Real 265 page 96 in Probate Office.
5. Transmission Line Permits to Alabama Power Company, as shown by instruments recorded in Deed Book 109 Page 505, Deed Book 112 Page 517, Deed Book 186 Page 223, Deed Book 239 Page 214, and Real 333 Page 201 in Probate Office.
6. Rights of others to use of Hugh Daniel Drive and Greystone Drive, as described in instrument recorded in Deed Book 301 Page 799 in Probate Office.
7. Covenant and Agreement for Water Services, as set out in instrument recorded in Real 235 Page 574 and amended by agreement as set out as Instrument #1993-20840 in Probate Office.
8. Reciprocal Easement Agreement pertaining to access and roadway easements, as set out in Real 312 Page 274, and 1st Amendment by Real 317 page 253 and 2nd Amendment as Instrument #1993-3124 in Probate Office.
9. 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 140 and Deed Book 60 Page 260 in Probate Office.
10. Agreement with Alabama Power Company in regards to Underground cables, as set out in Real 333 Page 138 in Probate Office.
11. Agreement between Daniel Oak Mountain Limited Partnership, an Alabama Limited Partnership and Shelby Cable, Inc. recorded in Real 350 Page 545 in Probate Office.
12. Release of damages as set out in Declaration of Covenants, Conditions and Restrictions in Real 317 Page 260, as amended, and in the deed from Daniel Oak Mountain Limited Partnership recorded as Instrument #1992-18794 in Probate Office.
13. 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 15 pages 58, 59, 60 and 61 in Probate Office.

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