

This Instrument Prepared By:

Send Tax Notice To:

Mary P. Thornton
Dominick, Fletcher, Yeilding,
Wood & Lloyd, P.A.
2121 Highland Avenue
Birmingham, Alabama 35205

James S. Cowen
1121 Berwick Road
Birmingham, Alabama 35242

STATE OF ALABAMA)
COUNTY OF SHELBY)

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, that in consideration of Hundred Forty One Thousand Five Hundred Dollars (\$141,500.00) the undersigned Grantor by the undersigned Grantee, the receipt which is hereby acknowledged, Richard B. Gomez and wife, Lora Gomez ("Grantor"), do by these presents, grant, bargain, sell and convey unto James S. Cowen ("Grantee"), the following described real estate, situated in Shelby County, Alabama, to-wit:

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SHELBY COUNTY JUDGE OF PROBATE
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Lot 170-A, according to the Resurvey of Lots 129 through 178, Greystone Ridge Garden Homes, as recorded in Map Book 17 page 28 in the Probate Office of Shelby County, Alabama; being situated in Shelby County, Alabama.

Subject to: (1) General and special taxes or assessments for 1994 and subsequent years not yet due and payable, including any additional tax due, if any, due to the fact that ad valorem taxes for subject property have been paid under a current use assessment; (2) Building setbacks as shown in Declaration of Greystone Ridge Covenants, Conditions and Restrictions recorded as Document No. 1992-4720 in Probate Office; (3) Public utility easements as shown by recorded plat; (4) Transmission Line Permit(s) to Alabama Power Company as shown by instrument(s) recorded in Deed Book 141 page 180, Real 333 page 201 and Real 377 page 441 in Probate Office; (5) 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; (6) Rights of others to use of Hugh Daniel Drive, as described in instrument recorded in Deed Book 301 Page 799 in Probate Office; (7) Covenant and Agreement for Water Service as set out in instrument between Dantract and Shelby County, as set out in Real 235 Page 574 and as amended by agreement as set out as Instrument #1993-20840 in Probate Office; (8) 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; (9) 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 recorded in Real 336 page 281, Third Amendment recorded as Instrument No. 1992-4710, and Fourth Amendment recorded as Instrument #1993-10164 in Probate Office; (10) Greystone Ridge Garden Homes and First Addition to Greystone Ridge Garden Homes Declaration of Covenants, Conditions and Restrictions recorded as Instrument No. 1992-4720 in Probate Office; (11) Reciprocal Easement Agreement pertaining to access and roadway easements, as set out in Real 312 page 274, and First Amendment recorded 317 page 253 and Second Amendment recorded as Instrument #1993-3124 in Probate Office; (12) Agreement between Daniel Oak Mountain

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\$134,400 of the purchase price recited above was paid from the mortgage loan closed simultaneously herewith.

Limited Partnership and Shelby Cable, Inc. recorded in Real 350 Page 545 in Probate Office; (13) Easement(s) to Alabama Power Company by instrument(s) recorded in Instrument #1992-26820 in Probate Office.

TO HAVE AND TO HOLD, to the said Grantee, his heirs and assigns forever.

And said Grantor does for themselves, their heirs and assigns, covenant with said Grantee, his heirs and assigns, that they are lawfully seized in fee simple of said premises, that they are free from all encumbrances except as set out above, that they have a good right to sell and convey the same as aforesaid, and that they will, and their heirs and assigns shall, warrant and defend the same to the said Grantee, his heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, Richard B. Gomez and Lora L. Gomez have hereto set their signatures and seals, this the 29th day of April, 1994.

Richard B. Gomez
Richard B. Gomez

Lora L. Gomez
Lora L. Gomez

STATE OF ALABAMA)
COUNTY OF JEFFERSON)

I, the undersigned, a Notary Public in and for said County and State, hereby certify that Richard B. Gomez and wife, Lora L. Gomez, whose names are signed to the foregoing conveyance and who are known to me, acknowledged before me on this day, that, being informed of the contents of the conveyance, they executed the same voluntarily on the day the same bears date.

Given under my hand and seal this the 29th day of April, 1994.

Mary P. Thoms
Notary Public

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