

This Instrument Prepared By:

Send Tax Notice To:

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

Virginia B. Black  
301 Amherst Drive  
Birmingham, Alabama 35242

STATE OF ALABAMA )

COUNTY OF SHELBY )

### WARRANTY DEED

**KNOW ALL MEN BY THESE PRESENTS**, that in consideration of One Hundred Fifty-Nine Thousand Nine Hundred Dollars (\$159,900.00) to the undersigned Grantor, Greystone Ridge, Inc., an Alabama corporation ("Grantor"), in hand paid by Virginia B. Black ("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, situated in Shelby County, Alabama, to-wit:

Lot 82, according to the survey of Greystone Village, Phase I, as recorded in Map Book 18, page 9, in the Probate Office, 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 setback line as shown by Restrictive Covenants recorded as Instrument No. 1993-20846; (3) Public utility easements as shown by recorded plat; (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 121 page 294; Deed Book 60, page 260 and Deed Book 4 pages 493 and 495 in said Probate Office; (5) Transmission Line Permit(s) to Alabama Power Company as shown by instrument(s) recorded in Deed Book 109 page 501; Deed Book 109 page 500; Deed Book 109 page 505 A & B and Deed Book 239 page 214 in said Probate Office; (6) Rights of riparian owners in and to the use of Butterfly Lake as shown by the Restrictive Covenants; (7) 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 18 page 9 in said Probate Office; (8) Rights of others to the use of Hugh Daniel Drive as described in instrument recorded in Deed Book 301 page 799 in said Probate Office; (9) Covenant and Agreement for Water Service, as set out in agreement recorded in Real 235 page 574 and recorded as Instrument #1993-20840 in said Probate Office; (10) Amended and Restated Restrictive Covenants as set out in instruments recorded in Real 265 page 96 in said Probate Office; (11) Amended and Restated Greystone Village Declaration of Covenants, Conditions, and Restrictions as recorded as Instrument #1994-12222 with Articles of Incorporation of Greystone Village Homeowners as Instrument #1993-20847 in said Probate Office; (12) Agreement between Daniel Oak Mountain Limited Partnership, an Alabama Limited Partnership and Shelby Cable, Inc. recorded in Real 350 page 545 in said Probate Office; and (13) Easement Agreement

08/11/1994-25137  
12:33 PM CERTIFIED  
SHELBY COUNTY JUDGE OF PROBATE  
002 MCD 171.00

Inst # 1994-25137

between Daniel Oak Mountain Limited Partnership and School House Properties recorded as Instrument No. 1993-22440 in said Probate Office.

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

And said Grantor does for itself, its successors and assigns, covenant with said Grantee, her heirs and assigns, that it is lawfully seized in fee simple of said premises, that they are free from all encumbrances except as set out above, 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, her heirs and assigns forever, against the lawful claims of all persons for only those acts done or suffered by Grantor.

IN WITNESS WHEREOF, the said Greystone Ridge, Inc., an Alabama corporation, by its President, Gary R. Dent, who is authorized to execute this conveyance, has hereto set its signature and seal, this the 9<sup>th</sup> day of August, 1994.

GREYSTONE RIDGE, INC., AN ALABAMA CORPORATION

By: \_\_\_\_\_

GARY R. DENT  
Gary R. Dent  
President

STATE OF ALABAMA )

COUNTY OF JEFFERSON )

I, the undersigned, a Notary Public in and for said County and State, hereby certify that Gary R. Dent, whose name as President of Greystone Ridge, Inc., an Alabama 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 on the day the same bears date for and as the act of said corporation.

Given under my hand and seal this the 9<sup>th</sup> day of August, 1994.

Mary P. Thornton  
Notary Public

[SEAL]

My commission expires:

5/24/95

Inst # 1994-25137

08/11/1994-25137  
12:33 PM CERTIFIED  
SHELBY COUNTY JUDGE OF PROBATE  
002 NCD 171.00

a:-BLA-GRVI