

THIS INSTRUMENT PREPARED BY:  
Kathryn S. Carver, Esquire  
Lange, Simpson, Robinson &  
Somerville  
1700 First Alabama Bank Building  
Birmingham, Alabama 35203

SEND TAX NOTICE TO:  
Thomas E. Hallmark and  
Nancy C. Hallmark

1406 Inverness Lane  
Birmingham AL 35242

STATUTORY WARRANTY DEED

STATE OF ALABAMA     )  
SHELBY COUNTY         )

KNOW ALL MEN BY THESE PRESENTS: That in consideration of Seventy Five Thousand and no/100 (\$75,000.00) DOLLARS and other good and valuable consideration, to the undersigned Grantor, in hand paid by the Grantees herein, the receipt whereof is acknowledged, RONNIE DREW STONE, a married man (herein referred to as "Grantor"), does grant, bargain, sell, and convey unto THOMAS E. HALLMARK and NANCY C. HALLMARK, husband and wife (herein referred to as "Grantees"), as joint tenants with right of survivorship, the following described real estate, situated in Shelby County, Alabama, to-wit:

Lot 52, according to the survey of Greystone 5th Sector, Phase I, as recorded in Map Book 17, Page 72 A,B,C, in the Probate Office of Shelby County, Alabama; being situated in Shelby County, Alabama.

Together with the nonexclusive 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 in the Probate Office of Shelby County, Alabama and all amendments thereto.

Subject to:

1. Ad valorem taxes for the year 1995 and subsequent years which are not yet due and payable.
2. Building setback lines pursuant to the terms of the Declarations recorded in Real 317, page 260, as amended from time to time recorded in the Office of the Judge of Probate of Shelby County, Alabama.
3. Public easements as shown by plat, including 10 feet on the rear of lot recorded in said 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 60, Page 260;

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SHELBY COUNTY JUDGE OF PROBATE  
003 MCD 14.50

Inst # 1994-30190

Deed Book 121, Page 294 and Deed Book 51, Page 544, in said Probate Office.

5. Underground transmission granted to Alabama Power Company as shown by instrument recorded in Deed Book 305, page 637 and covenants recorded as Instrument #1994-1180 in said Probate Office.
6. 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 17, Page 72 A, B, & C in Probate Office.
7. Amended and Restated Restricted Covenants as set out in instrument recorded in Real 265, Page 96, in said Probate Office.
8. Rights of others to use of Hugh Daniel Drive and Greystone Drive as described in instrument recorded in Deed Book 301, Page 799, in said Probate Office.
9. Covenant and Agreement for Water Services, as set out in instrument recorded in Real 235, Page 574 and amended in agreement recorded as Instrument #1993-20840 and Instrument #1992-20786 in said Probate Office.
10. Reciprocal Easement Agreement pertaining to access and roadway easements as set out in Real 312, Page 274 and 1st amended by Real 317, page 253 and 2nd amended as Instrument #1993-3126 in said Probate Office.
11. 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 by First Amendment to Restrictions, as recorded in Real 346, Page 942; Second Amendment to Restrictions recorded in Real 378, page 904, Third amendment recorded in Real 397, page 958; Fourth Amendment recorded as Instrument #1992-7890 and Fifth Amendment recorded as Instrument #1993-3123 and Sixth Amendment recorded as Instrument #1993-10163 and Seventh Amendment recorded as Instrument #1993-16982 and Eighth Amendment recorded as Instrument #1993-20968 and Ninth Amendment recorded as Instrument #1993-32840 and Tenth Amendment

recorded as Instrument #1994-23329 and Map Book 17  
Page 72 A,B,C in said Probate Office.

12. Agreement between Daniel Oak Mountain Limited Partnership and Shelby Cable, Inc., recorded in Real 350, Page 545, in said Probate Office.
13. Release of damages, restrictions, modifications, covenants, conditions, rights, privileges, immunities, and limitations as applicable as set out in and as referenced in deed recorded in Instrument #1993-24230, in said Probate Office.

**GRANTOR HEREBY CERTIFIES THE ABOVE DESCRIBED PROPERTY IS  
NOT HIS HOMESTEAD, NOR THE HOMESTEAD OF GRANTOR'S SPOUSE.**

TO HAVE AND TO HOLD unto the Grantees as joint tenants, with right of survivorship, their heirs and assigns forever; it being the intention of the parties to this conveyance, that (unless the joint tenancy hereby created is severed or terminated during the joint lives of the Grantees herein) in the event one Grantee herein survives the other, the entire interest in fee simple shall pass to the surviving Grantee, and if one does not survive the other, then the heirs and assigns of the Grantees herein shall take as tenant in common.

IN WITNESS WHEREOF, Grantor has caused this instrument to be executed on this the 4th day of October, 1994.

  
RONNIE DREW STONE (Seal)

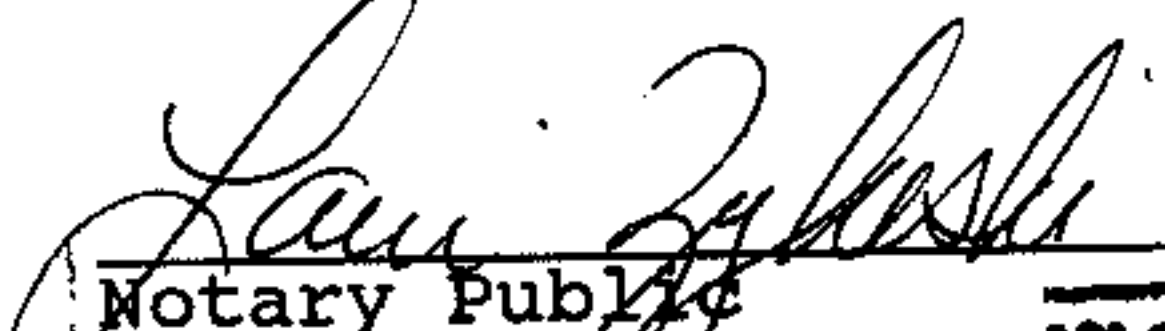
STATE OF ALABAMA)

JEFFERSON COUNTY)

GENERAL ACKNOWLEDGMENT

I, the undersigned Notary Public in and for said County in said State, hereby certify that RONNIE DREW STONE, a married person, whose name 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 executed the same voluntarily on the day the same bears date.

Given under my hand and official seal on this the 4th day of October, 1994.

  
Notary Public  
My Commission Expires MARCH 2, 1996

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