



GREYSTONE

STATUTORY  
WARRANTY DEED

CORPORATE-  
PARTNERSHIP

Inst # 1994-31079  
10/12/1994-31079  
02:43 PM CERTIFIED  
SHELBY COUNTY JUDGE OF PROBATE  
001 MCD  
CLAYTON T. SWEENEY, ATTORNEY AT LAW

THIS INSTRUMENT PREPARED BY AND UPON  
RECORDING SHOULD BE RETURNED TO:  
SHEILA D. ELLIS  
DANIEL CORPORATION  
P.O. BOX 385001  
BIRMINGHAM, ALABAMA 35238-5001

SEND TAX NOTICE TO:

SOUTHMARK DEV. INC.  
4675 BRIDGEWATER RD.  
BHAM. AL. 35243

THIS STATUTORY WARRANTY DEED is executed and delivered on this 7th day of October  
1994 by DANIEL OAK MOUNTAIN LIMITED PARTNERSHIP, an Alabama limited partnership ("Grantor"),  
favor of Southmark Development, Inc. ("Grantee").

KNOW ALL MEN BY THESE PRESENTS, that for and in consideration of the sum of \_\_\_\_\_

One Hundred Four Thousand Five Hundred and no/100

Dollars (\$ 104,500.00 ), in hand paid by Grantee to Grantor and other good and valuable consideration, the receipt  
and sufficiency of which are hereby acknowledged by Grantor, Grantor does by these presents, GRANT, BARGAIN, SELL  
and CONVEY unto Grantee the following described real property (the "Property") situated in Shelby County, Alabama:  
Lots 41 & 42, according to the Survey of Greystone, 7th Sector, Phase I,  
as recorded in Map Book 18, Page 120 A, B & C in the Probate Office of  
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 (which, together  
with all amendments thereto, is hereinafter collectively referred to as the "Declaration").

The Property is conveyed subject to the following:

1. Any Dwelling built on the Property shall contain not less than 2,400 square feet of Living Space, as  
defined in the Declaration, for a single-story house; or 2,800 square feet of Living Space, as defined in the  
Declaration, for multi-story homes.
2. Subject to the provisions of Sections 6.04(c), 6.04(d) and 6.05 of the Declaration, the Property shall be subject to the  
following minimum setbacks:
  - (i) Front Setback: 35 feet;
  - (ii) Rear Setback: 35 feet;
  - (iii) Side Setbacks: 10 feet.

The foregoing setbacks shall be measured from the property lines of the Property.

3. Ad valorem taxes due and payable October 1, 1995, and all subsequent years thereafter.
4. Fire district dues and library district assessments for the current year and all subsequent years thereafter.
5. Mining and mineral rights not owned by Grantor.
6. All applicable zoning ordinances.
7. The easements, restrictions, reservations, covenants, agreements and all other terms and provisions of the Declaration.
8. All easements, restrictions, reservations, agreements, rights-of-way, building setback lines and any other matters  
of record.

\$82,500.00 of the consideration was paid from the proceeds of a mortgage loan.  
Grantee, by acceptance of this deed, acknowledges, covenants and agrees for itself, and its heirs, successors and assigns, that:

- (i) Grantor shall not be liable for and Grantee hereby waives and releases Grantor, its officers, agents, employees, directors,  
shareholders, partners, mortgagees and their respective successors and assigns from any liability of any nature on account  
of loss, damage or injuries to buildings, structures, improvements, personal property or to Grantee or any owner, occupants  
or other person who enters upon any portion of the Property as a result of any past, present or future soil, surface and/or  
subsurface conditions, known or unknown (including, without limitation, sinkholes, underground mines, tunnels and  
limestone formations and deposits) under or upon the Property or any property surrounding, adjacent to or in close proximity  
with the Property which may be owned by Grantor;
- (ii) Grantor, its successors and assigns, shall have the right to develop and construct attached and detached townhouses,  
condominiums, cooperatives, duplexes, zero-lot-line homes and cluster or patio homes on any of the areas indicated as  
"MD" or medium density residential land use classifications on the Development Plan for the Development; and
- (iii) The purchase and ownership of the Property shall not entitle Grantee or the family members, guests, invitees, heirs,  
successors or assigns of Grantee, to any rights to use or otherwise enter onto the golf course, clubhouse and other related  
facilities or amenities to be constructed on the Golf Club Property, as defined in the Declaration.

TO HAVE AND TO HOLD unto the said Grantee, its successors and assigns forever.

IN WITNESS WHEREOF, the undersigned DANIEL OAK MOUNTAIN LIMITED PARTNERSHIP has caused this  
Statutory Warranty Deed to be executed as of the day and year first above written.

DANIEL OAK MOUNTAIN LIMITED  
PARTNERSHIP, an Alabama limited partnership

By: DANIEL REALTY INVESTMENT  
CORPORATION - OAK MOUNTAIN,  
an Alabama corporation, Its General Partner

By: 

Its: Sr. Vice President

STATE OF ALABAMA )

SHELBY COUNTY )

I, the undersigned, a Notary Public in and for said county, in said state, hereby certify that Stephen R. Monk  
whose name as Sr. Vice President of DANIEL REALTY INVESTMENT CORPORATION - OAK MOUNTAIN,  
an Alabama corporation, as General Partner of DANIEL OAK MOUNTAIN LIMITED PARTNERSHIP, an Alabama  
limited partnership, is signed to the foregoing instrument, and who is known to me, acknowledged before me on this day  
that, being informed of the contents of said instrument, 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 such corporation in its capacity as general partner.

Given under my hand and official seal, this the 7th day of October, 1994.

Sheila D. Ellis  
Notary Public  
My Commission Expires: 2/26/98