

This Instrument Prepared by:

Send Tax Notice To:

Mary P. Thornton  
Dominick Fletcher Yielding  
Wood & Lloyd PA  
2121 Highland Ave. S.  
Birmingham, Alabama 35205

Greystone Ridge, Incorporated  
c/o Thornton Construction Co., Inc.  
601 Beacon Parkway West Suite 211  
Birmingham, Alabama 35209

STATE OF ALABAMA )

COUNTY OF SHELBY )

GENERAL WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, that for and in consideration of Ninety Thousand and 00/100 Dollars (\$90,000.00) and other good and valuable consideration to the undersigned Ebsco Industries, Inc., ("Grantor"), in hand paid by Greystone Ridge, Inc., ("Grantee"), the receipt and sufficiency of which is hereby acknowledge, Grantor does by these presents, grant, bargain, sell and convey unto Grantee, its successors and assigns, the following described property (the "Property"), situated in Shelby County, Alabama, to-wit:

Lots 50, 59, and 67, according to the Survey of Greystone Highlands Phase II, as recorded in Map Book 19 Page 4 in the Probate Office of Shelby County, Alabama; being situated in Shelby County, Alabama.

The purchase price stated herein was paid from the proceeds advanced from a Mortgage Loan recorded in Instrument # 1992-7102, as amended from time to time, with the Judge of Probate of Shelby County, Alabama.

This conveyance is made subject to the following: (1) Ad valorem taxes for 1994 and all subsequent years thereafter; (2) fire district dues and library district assessments for the current year and all subsequent years thereafter; (3) any applicable zoning ordinances; (4) easements, restrictions, rights of way, reservations, agreements and set-back lines of record; and (5) building setback lines, restrictions and easements as shown by Map Book 19 Page 4.

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Inst # 1994-31108

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

And said Grantor does for itself and for its successors and assigns, covenant with the said Grantee, its successors and assigns, that it is lawfully seized in fee simple of said premises, that they are free from all encumbrances, unless otherwise noted 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, its successors and assign forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, Grantor has hereto set its signature, this the \_\_\_\_\_ day of October, 1994

WITNESS:

EBSCO INDUSTRIES, INC., an Alabama Corporation

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

Elton B. Stephens, Jr.  
Its: Vice-President

STATE OF ALABAMA )

COUNTY OF JEFFERSON )

I, the undersigned, a Notary Public in and for said County and State, hereby certify that Elton B. Stephens, Jr., whose name as Vice-President of the Corporation of Ebsco Industries 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, in his capacity as such Vice-President, executed the same voluntarily on the day the same bears date and with full authority thereto.

Given under my hand and seal this the 10th day of October, 1994.

Deborah J. Maple  
Notary Public

My Commission Expires: Oct 16, 1996

(NOTARIAL SEAL)

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