

This instrument prepared by:  
John N. Randolph, Attorney  
Sirote & Permutt P.C.  
2222 Arlington Avenue  
Birmingham, Alabama 35205

Send Tax Notice to:  
Mark L. Miller  
Margaret S. Miller  
501 Seven Oaks Park  
Birmingham, Alabama 35242

Inst # 1994-31223

## CORPORATION FORM STATUTORY WARRANTY DEED JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

State of Alabama

KNOW ALL MEN BY THESE PRESENTS,

Shelby County

That in consideration of **Forty-Two Thousand Nine Hundred and 00/100'S \*\*\* Dollars (\$42,900.00)** to the undersigned grantor, **GREYSTONE CLOSE', AN ALABAMA JOINT VENTURE**, in hand paid by Mark L. Miller and Margaret S. Miller, the receipt whereof is acknowledged, the said grantor does by these presents, grant, bargain, sell and convey unto **Mark L. Miller and Margaret S. Miller**, as joint tenants, with right of survivorship, the following described real estate situated in Shelby County, Alabama, to-wit:

Lot 33, according to the survey of The Glen at Greystone, Sector Three, as recorded in Map Book 16, Page 79 in the Probate Office of Shelby County, Alabama; being situated in Shelby County, Alabama.

Subject to:

1. Advalorem taxes for the current tax year which grantees herein assume and agree to pay.
2. Building setback line of 20 feet reserved from Woodbridge Lane and Thornberry Circle as shown by plat.
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 and Deed Book 60 page 280 in Probate Office.
5. Rights of others to use of Hugh Daniel Drive as described in Instrument recorded in Deed Book 301 page 799 in Probate Office.
6. Covenant and Agreement for Water Service, as set out in agreement recorded in Real 235 page 574 and as amended by agreement as set out as Instrument #1993-20480 in Probate Office.
7. Amended and Restated restrictive covenants as set out in instrument recorded in Real 265 page 96 in Probate Office.
8. Greystone Close' Development Declaration of Covenants, Conditions and Restrictions as recorded in Real 346 page 873; and First Amendment as recorded in Real 380 page 635 and Second Amendment as recorded as Instrument #1993-29620 in Probate Office.
9. Greystone Close' Developmental Reciprocal Easement Agreement which gives access to certain cross-easements and Hugh Daniel Drive and provides for certain assessments for maintenance of the same as recorded in Real 346 page 848; and First Amendment as recorded in Real 380 Page 639 and SEcond Amendment as recorded as Instrumetn #1993-29620 in Probate Office.
10. Agreement between Daniel Oak Mountain Limited Partnership, an Alabama Limited Partnership and Shelby Cable, Inc. recorded in Real 350 Page 545 in Probate Office.

As a part of the consideration for this sale, and by accepting this conveyance, the Grantees hereby accept and agree to those provisions regarding the use of the "Hugh Daniel Drive Property", as that term is defined in the document described below, contained in those certain Amended and Restated Restrictive Covenants, recorded in Real Volume 265, page 96, in said Probate Court.

TO HAVE AND TO HOLD, To the said Mark L. Miller and Margaret S. Miller, 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 tenants in common.

IN WITNESS WHEREOF, the said Greystone Close', an Alabama Joint Venture, by Norville-Randolph at Greystone, Ltd., a limited partnership, Managing Venturer, by, R. R. Randolph, III, Vice President of Norville-Randolph, Inc., General Partner, who is authorized to execute this conveyance, has hereto set its signature and seal, this the 7th day of October, 1994.

Greystone Close', an Alabama Joint Venture,  
By Norville-Randolph at Greystone, Ltd.  
a limited partnership,  
Managing Venturer,  
By, Norville-Randolph, Inc., General Partner,

by, R. R. Randolph, III, Vice President

Inst # 1994-31223


10/14/1994-31223  
08:48 AM CERTIFIED  
SHELBY COUNTY JUDGE OF PROBATE  
002 MEL 18.50

Page Two of Deed from Greystone Close', an Alabama Joint Venture to Mark L. Miller and Margaret S. Miller dated October 7th, 1994.

State of Alabama  
Shelby County

I, the undersigned, a Notary Public in and for said County and State, hereby certify that R. R. Randolph, III, whose name as Vice President of Norville-Randolph, Inc., a corporation, as General Partner of Norville-Randolph at Greystone, Ltd., a limited partnership, as Managing Venturer of Greystone Close', an Alabama Joint Venture, 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 for and as the act of said corporation, acting in its capacity as General Partner of Norville-Randolph at Greystone, Ltd., acting in its capacity as Managing Venturer of Greystone Close', as aforesaid.

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

  
Notary Public  
Affix Seal

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