

394-11045

(RECORDING INFORMATION ONLY ABOVE THIS LINE)
This Instrument was prepared by: SEND TAX NOTICE TO:

R. Shan Paden
PADEN & PADEN
Attorneys at Law
100 Concourse Parkway, Suite 130
Birmingham, Alabama 35244

CHARLES M. STONE
457 EATON ROAD
BIRMINGHAM, AL 35242

STATE OF ALABAMA)

COUNTY OF SHELBY)

JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

WARRANTY DEED

Know All Men by These Presents: That in consideration of ONE HUNDRED SIXTY FOUR THOUSAND NINE HUNDRED and 00/100 (\$164,900.00) DOLLARS to the undersigned grantor, GREYSTONE RIDGE, INC. in hand paid by the GRANTEEES herein, the receipt of which is hereby acknowledged, the said GRANTOR, does by these presents, grant, bargain, sell and convey unto CHARLES M. STONE and BETH M. STONE, HUSBAND AND WIFE, (herein referred to as GRANTEEES, as joint tenants, with right of survivorship, whether one or more) the following described real estate, situated in SHELBY County, Alabama, to-wit:

LOT 43, ACCORDING TO THE AMENDED MAP OF GREYSTONE VILLAGE, PHASE 2, AS RECORDED IN MAP BOOK 19 PAGE 13 IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.

SUBJECT TO:

1. Subject to the taxes for the year beginning October 1, 1994 which constitutes a lien but are not yet due and payable until October 1, 1995.
2. Building setback line as shown by Restrictive Covenants recorded as Instrument #1994-12222.
3. Transmission Line Permit(s) to Alabama Power Company as shown by instrument(s) recorded in Deed Book 138 page 538 in 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 121 page 294 in Probate Office.
5. Restrictions, covenants and conditions as set out in instrument(s) recorded in Map Book 19 page 13 in Probate Office.
6. Sanitary Sewer easements to The Water Works Board of the City of Birmingham as recorded as Instrument #1993-20842 in Probate Office.
7. Amended and Restated Greystone Village Declaration of Covenants, Conditions and Restrictions as set out as Instrument #1994-12222 in Probate Office.
8. Articles of Incorporation of Greystone Village Owners Association as set out as Instrument #1993-20847 in the Probate Office.
9. Rights of others to use Hugh Daniel Drive as described in instrument recorded in Deed Book 301 page 799 in the Probate Office.

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10. Covenant and Agreement for Water Service as set out in agreement recorded in Real 235 page 574 and as Instrument #1993-20840 and Instrument #1992-20786 in Probate Office.
11. Amended and Restated Restrictive Covenants as set out in Instrument recorded in Real 265 page 96 in Probate Office.
12. Easement Agreement between Daniel Oak Mountain Limited Partnership and School House Properties, an Alabama general partnership as set out as Instrument #1993-22440 in the Probate Office.
13. Restrictions and covenants set out in Deed from Daniel Oak Mountain Partnership recorded as Instrument #1993-22439 in Probate Office.
14. Easement granted and reserved in those deeds from Opal Seifert recorded in Deed 230 page 747, Deed 244 page 292, Deed 2225 page 775 and Deed 333 page 212 in Probate Office.

\$90,000.00 of the consideration herein was derived from a mortgage closed simultaneously herewith.

TO HAVE AND TO HOLD Unto the said 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 tenants in common.

And said GRANTOR does for itself, its successors and assigns, covenant with the said GRANTEES, his, her, or their heirs 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 GRANTEES, his, her, or their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the said GRANTOR, GREYSTONE RIDGE, INC., by its PRESIDENT, GARY DENT who is authorized to execute this conveyance, has hereunto set its signature and seal, this the 29th day of December, 1994.

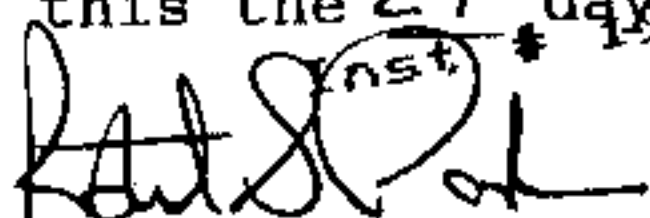
GREYSTONE RIDGE, INC.
By: 
GARY DENT, PRESIDENT

STATE OF ALABAMA)
COUNTY OF SHELBY)

ACKNOWLEDGEMENT

I, the undersigned, a Notary Public, in and for said County, in said State, hereby certify that GARY DENT, whose name as PRESIDENT of GREYSTONE RIDGE, INC., a 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 or she, as such officer and with full authority, executed the same voluntarily for and as the act of said corporation.

Given under my hand this the 29th day of December, 1994.


Notary Public

My commission expires: 7/14/98

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