

This instrument prepared by:

Send Tax Notice To:

Mary P. Thornton  
Dominick, Fletcher, Yeilding,  
Wood & Lloyd, P.A.  
2121 Highland Avenue  
Birmingham, Alabama 35205

Greystone Ridge, Inc.  
601 Beacon Parkway West, Suite 211  
Birmingham, Alabama 35209

**GENERAL WARRANTY DEED**

STATE OF ALABAMA     )  
                                  ) **KNOW ALL MEN BY THESE PRESENTS:**  
SHELBY COUNTY         )

That for and in consideration of SIXTY THOUSAND AND NO/100 DOLLARS (\$60,000.00) to the undersigned EBSCO INDUSTRIES, INC., a Delaware corporation ("Grantor"), in hand paid by GREYSTONE RIDGE, INC. ("Grantee"), the receipt and sufficiency of which is hereby acknowledged, Grantor does by these presents grant, bargain, sell and convey unto the said Grantee the following described real estate situated in Shelby County, Alabama, to-wit:

Lots 52 and 65, according to the amended Survey of Greystone Highlands, Phase II, as recorded in Map Book 19, page 25 in the Probate Office of Shelby County, Alabama; being situated in Shelby County, Alabama.

Subject to: (1) Ad valorem taxes for the year 1995 and subsequent years not yet due and payable, including any loss, claim, damage or expense including additional tax due, if any, due to the fact that ad valorem taxes for subject property have been paid under a current use assessment; (2) Building setback line as set out in restrictive covenants as recorded in Instrument #1994-33988 in said Probate Office; (3) Transmission Line Permit(s) to Alabama Power Company as shown by instrument(s) recorded in Deed Book 109, page 492, Deed Book 111, page 402, Deed Book 127, page 336, Deed Book 160, page 403 and Deed Book 173, page 191 in said Probate Office; (4) Right(s)-of-Way(s) granted to Shelby County by instrument(s) recorded in Deed Book 95, page 530 in said Probate Office; (5) Easement(s) to South Central Bell as shown by instrument recorded in Deed Book 324, page 837 in said Probate Office; (6) 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 4, pages 486 and 488 in said Probate Office; (7) Right(s)-of-Way(s) granted to new Four Lane Highway #280 by instrument(s) recorded in Lis Pendens 4, page 509 in said Probate Office; (8) Covenant and agreement for water service as set out in Real 235, page 611 in said Probate Office; (9) Utility easement for EBSCO Industries to Cahaba Water Renovation Systems as set out in Real 42, page 223 in said Probate Office; (10) Restrictions, covenants and conditions as set out in instrument(s) recorded as Instrument #1994-33988 in said Probate Office; (11) Release of damages as set out in

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instrument recorded as Instrument #1994-33988 in said Probate Office; and (12) Easements as shown per plat.

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

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

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

**IN WITNESS WHEREOF**, Grantor, EBSCO Industries, Inc. has hereto set its signature and seal this 13 day of December, 1994.

EBSCO Industries, Inc., a Delaware corporation

By: 

Its: VP

STATE OF ALABAMA     )  
                                      )  
JEFFERSON COUNTY    )

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that ELTON J. STEPHENS JR. whose name as VICE PRESIDENT of EBSCO Industries, Inc., a Delaware 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 such conveyance, he, as such officer and with full authority, executed the same voluntarily for and as the act of said Delaware corporation.

Given under my hand and seal, this 13 day of December, 1994.

  
Notary Public

[SEAL]

My commission expires:

10/16/96

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