

\$37,500 ⁰⁰

1395-01357
Inst

Send tax notice to:

Mrs. Angie C. Mulvihill
1166 Berwick Road
Birmingham, Alabama 35242

This Instrument Prepared By:

✓ L. B. Feld, Esquire
Feld & Hyde, P.C.
2100 SouthBridge Parkway
Suite 590
Birmingham, AL 35209

STATE OF ALABAMA)
COUNTY OF SHELBY)

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, that for and in consideration of Ten (\$10.00) Dollars and other good and valuable consideration to the undersigned ANGIE M. CAMPISI, now known as ANGIE C. MULVIHILL, and RAYMOND J. MULVIHILL (herein referred to as "Grantors"), in hand paid by ANGIE CAMPISI MULVIHILL (herein referred to as "Grantee"), the receipt and sufficiency of which are hereby acknowledged, the said Grantors do by these presents grant, bargain, sell and convey unto the said Grantee the real estate situated in SHELBY County, Alabama, more particularly described as follows:

Lot 33, according to the Survey of Greystone Ridge Garden Homes, as recorded in Map Book 16 page 31 in the Probate Office of Shelby County, Alabama; being situated in Shelby County, Alabama.

SUBJECT TO: (1) General and special taxes or assessments for 1995 and subsequent years not yet due and payable, including any 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 setbacks as shown in Declaration of Greystone Ridge Covenants, Conditions and Restrictions recorded in Instrument NO. 1992-4720 in Probate Office; (3) Public utility easements as shown by recorded plat; (4) Transmission Line Permit(s) to Alabama Power Company as shown by instrument(s) recorded in Deed book 141 page 180, Real 333 page 201 and Real 377 page 441 in Probate Office; (5) 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, 493 and 495 in Probate Office; (6) Rights of others to use of Hugh Daniel Drive, as described in instrument recorded in Deed book 301 Page 799 in Probate Office; (7) Covenant and Agreement for Water Service as set out in instrument between Dantract and Shelby County, as set out in Real 235 Page 574 and as amended by agreement as set out as Instrument #1993-20840 in Probate Office; (8) Restrictions, covenants, conditions and building setback lines as set out in Amended Restated Restrictive

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Covenants recorded in Real 265 Page 96 in the Probate Office of Shelby County, Alabama; (9) Greystone Multi-family Declaration of Covenants, Conditions and Restrictions, as recorded in Real 316 Page 239, as amended by First Amendment recorded in Real 319 page 238, Second Amendment as recorded in Real 336 page 281, Third Amendment recorded as Instrument #1992-4710 and Fourth Amendment recorded as Instrument #1993-10164 in Probate Office; (10) Greystone Ridge Garden Homes and First Addition to Greystone Ridge Garden Homes Declaration of Covenants, Conditions and Restrictions recorded as Instrument No. 1992-4720 in Probate Office; (11) Reciprocal Easement Agreement pertaining to access and roadway easements, as set out in Real 312 page 274, and First Amendment recorded in Real 317 Page 253 and Second Amendment recorded as Instrument #1993-3124 in Probate Office; (12) Agreement between Daniel Oak Mountain Limited Partnership and Shelby Cable, Inc. recorded in Real 350 Page 545; (13) Easement(s) to Alabama Power Company by instrument(s) recorded as Instrument #1992-26820 in Probate Office.

Reference:
Instrument # 1994-16686
Judge of Probate, SHELBY County

And the Grantors do, for Grantors and Grantors' heirs, executors and administrators, covenant with the said Grantee that Grantors are lawfully seized of said premises in fee simple; that the premises are free from all encumbrances except as hereinabove stated; that Grantors have a good right to sell and convey the same as aforesaid; and that Grantors will, and Grantors' heirs, executors and administrators shall warrant and defend the same unto the said Grantee and Grantee's heirs and assigns forever, against the lawful claims of any and all persons.

TO HAVE AND TO HOLD to the said Grantee, and to Grantee's heirs and assigns forever.

IN WITNESS WHEREOF, the said Grantors have hereto set their hands and seals, this the 9th day of January, 1995.

Angie C. Mulvihill (SEAL)
ANGIE M. CAMPISI now known
as ANGIE C. MULVIHILL

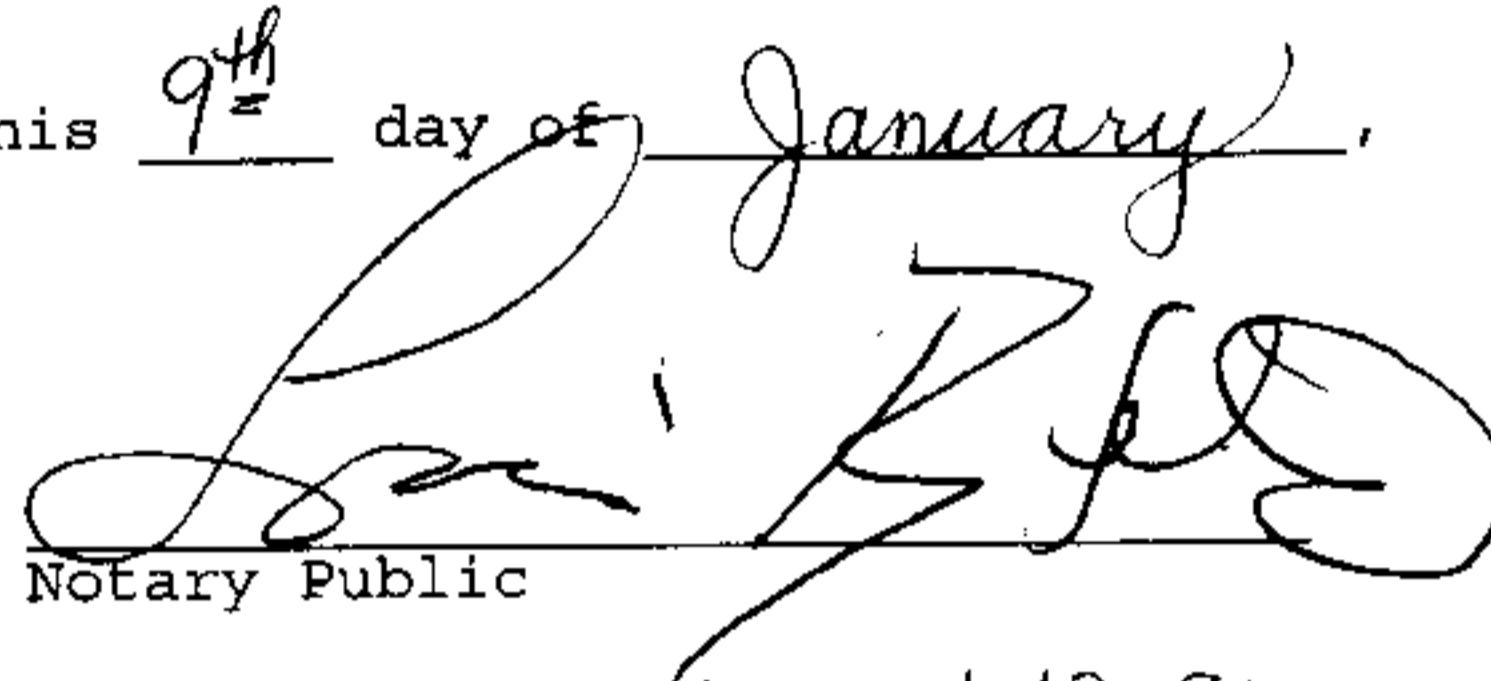
Raymond J. Mulvihill (SEAL)
RAYMOND J. MULVIHILL

THIS INSTRUMENT HAS BEEN PREPARED IN
ACCORDANCE WITH THE INFORMATION SUPPLIED BY
THE PARTIES HERETO. NO TITLE EXAMINATION
AND/OR OPINION WAS REQUESTED BY EITHER
GRANTOR OR GRANTEE, AND NONE WAS CONDUCTED
AND/OR RENDERED.

STATE OF ALABAMA)
COUNTY OF SHELBY)

I, the undersigned, a Notary Public in and for said county, in said state, hereby certify that ANGIE M. CAMPISI, now known as ANGIE C. MULVIHILL, and RAYMOND J. MULVIHILL, whose names are signed to the foregoing conveyance, and who are known to me, acknowledged before me on this day, that being informed of the contents of said instrument, they executed the same voluntarily on the day the same bears date.

Given under my hand on this 9th day of January,
1995.


Notary Public

My Commission Expires: 1-12-96

SEAL

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