

This Instrument Prepared By:

Send Tax Notice To:

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

Steven F. Ritter
Nancy B. Ritter
409 Eaton Road
Birmingham, Alabama 35242

STATE OF ALABAMA)
COUNTY OF SHELBY)

**STATUTORY WARRANTY DEED
JOINT TENANTS WITH RIGHT OF SURVIVORSHIP**

KNOW ALL MEN BY THESE PRESENTS, that in consideration of One Hundred Eighty Six Thousand Dollars (\$186,000.00) to the undersigned Greystone Lands, Inc., an Alabama corporation ("Grantor"), in hand paid by Steven F. Ritter and Nancy B. Ritter ("Grantee"), the receipt of which is hereby acknowledged, the said Grantor does by these presents, grant, bargain, sell and convey unto Grantee, as joint tenants, with right of survivorship, the following described real estate, situated in Shelby County, Alabama, to-wit:

Lot 31, according to the Amended Map of Greystone Village, Phase 2, as recorded in Map Book 19, page 13 in the Probate Office, 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 setback line as shown by Restrictive Covenants recorded as Instrument No. 1994-12222; (3) Public easements as shown by recorded plat, including 15 feet on the Easterly side of lot; (4) Transmission Line Permit(s) to Alabama Power Company as shown by instrument(s) recorded in Deed Book 138 page 538 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 121 page 294 in Probate Office; (6) Restrictions, covenants and conditions as set out in instrument(s) recorded in Map Book 19 page 13 in Probate Office; (7) Sanitary Sewer Easements to The Water Works Board of the City of Birmingham as recorded as Instrument #1993-20842 in Probate Office; (8) Amended and Restated Greystone Village Declaration of Covenants, Conditions and Restrictions as set out as Instrument #1994-12222 in Probate Office; (9) Articles of Incorporation of Greystone Village Owners Association as set out as Instrument #1993-20847 in Probate Office; (10) Rights of others to use of Hugh Daniel Drive as described in instrument recorded in Deed Book 301 page 799 in Probate Office; (11) 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; (12) Amended and Restated Restrictive Covenants as set out in instrument recorded in Real 265 page 96 in Probate Office; (13) Easement Agreement between Daniel Oak Mountain Limited Partnership and School House Properties, an Alabama general partnership as set out as Instrument No. 1993-22440 in Probate Office; (14) Restrictions and covenants as set out in deed from Daniel Oak Mountain Partnership recorded as Instrument #1993-22439 in Probate Office of Shelby County, Alabama.

\$ 148,500.00 of the purchase price
recited above was paid from the mortgage
loan closed simultaneously herewith.

07/07/1995-17784
10:52 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
002 MD 48.50

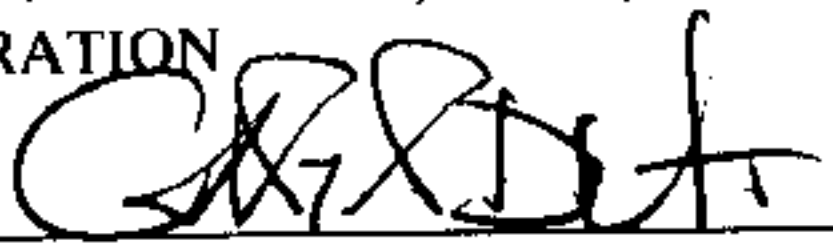
Inst # 1995-17784

Grantee, by acceptance of this deed, acknowledges, covenants and agrees for itself and for its successors and assigns, that Grantor shall not be liable for and Grantee hereby waives and releases Grantor, its officers, agents, employees, directors, shareholders, partners, mortgagees and their respective successors and assigns from any liability of any nature on account of loss, damage, or injuries to buildings, structures, improvements, personal property or to Grantee or any owner, occupants or other person who enters upon any portion of the Property as a result of any past, present or future soil, surface and/or subsurface conditions, known or unknown (including, without limitation, sinkholes, underground mines, tunnels and limestone formations and deposits) under or upon the Property or any property surrounding, adjacent to or in close proximity with the Property which may be owned by Grantor.

TO HAVE AND TO HOLD, to the said Grantee, 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 Lands, Inc., an Alabama corporation, by its President, Gary R. Dent, who is authorized to execute this conveyance, has hereto set its signature and seal, this the 25 day of June, 1995.

GREYSTONE LANDS, INC., AN ALABAMA CORPORATION

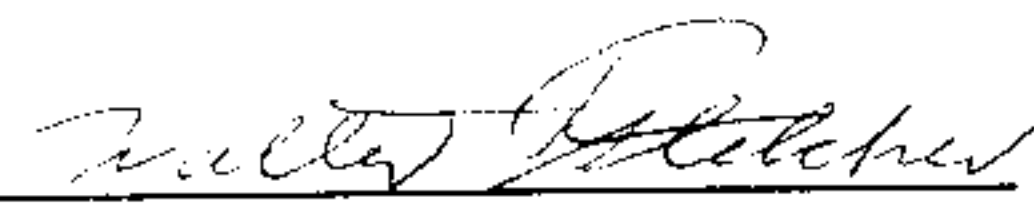
By: 
Gary R. Dent
President

STATE OF ALABAMA)

COUNTY OF JEFFERSON)

I, the undersigned, a Notary Public in and for said County and State, hereby certify that Gary R. Dent, whose name as President of Greystone Lands, 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, as such officer and with full authority, executed the same voluntarily for and as the act of said corporation.

Given under my hand and seal this the 27 day of June, 1995.


Notary Public

[SEAL]

My commission expires:
5/25/97

c:RIT-DED

Inst * 1995-17784

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10:52 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
002 KCD 48.50