

\$125,000

This instrument prepared by:

Send Tax Notices to:

Peter E. Barber, Esq.
Wallace, Jordan, Ratliff, Byers & Brandt
Suite 525, 2000 SouthBridge Parkway
Birmingham, Alabama 35209

**Suzanne Curtis Sanders, Co-Trustee
5216 Harvest Ridge Lane
Birmingham, Alabama 35242**

9 5 0 1 / 3 8 0 8

QUITCLAIM DEED

STATE OF ALABAMA)
SHELBY COUNTY)

KNOW ALL MEN BY THESE PRESENTS, That in consideration of the sum of Ten and No/100 DOLLARS (\$10.00) in hand paid to the undersigned, the receipt whereof is hereby acknowledged, the undersigned **BARBARA E. CURTIS**, an unmarried individual, hereby remises, releases, quit claims, sells, and conveys to **JOESEPH F. CURTIS, JR** and **SUZANNE CURTIS SANDERS**, as **Co-TRUSTEES OF THE BARBARA CURTIS TRUST**, created under that certain trust agreement dated September 8, 1994 (hereinafter called "Grantee"), all right, title, interest and claim in or to the following described real estate situated in Shelby County, Alabama, to-wit:

Lot 155-A, according to a Resurvey of Lots 129 through 178, Greystone Ridge Garden Homes, as recorded in Map Book 17 page 28 in the Probate Office of Shelby County, Alabama; being situated in Shelby County, Alabama.

Subject to: (1) General and special taxes or assessments for 1993 and subsequent years not yet due and payable; (2) Building setbacks as shown in Declaration of Greystone Ridge Covenants, Conditions and Restrictions recorded as Document 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 in Probate Office; (8) Restrictions, covenants, conditions and building setback lines as set out in Amended Restated Restrictive 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 No. 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 317 page 253 and Second Amendment recorded as Instrument #1993-3124 in Probate Office; (12) Agreement

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between Daniel Oak Mountain Limited Partnership and Shelby Cable, Inc. recorded in Real 350 Page 545 in Probate Office; (13) Easement(s) to Alabama Power Company by instrument(s) recorded in Instrument #1992-26820 in Probate Office.

TO HAVE AND TO HOLD to said GRANTEE, forever.

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

Barbara E. Curtis
BARBARA E. CURTIS

STATE OF ALABAMA)
SHELBY COUNTY)

I, the undersigned, a Notary Public in and for said county in said state, hereby certify that Barbara E. Curtis, whose name 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, she executed the same voluntarily on the day the same bears date.

Given under my hand and seal this 7th day of December 1994.

Pete S. Barber
NOTARY PUBLIC

NOTARY PUBLIC STATE OF ALABAMA AT LARGE.
MY COMMISSION EXPIRES: July 15, 1998.
BONDED THRU NOTARY PUBLIC UNDERWRITERS.

My Commission Expires: _____

State of Alabama - Jefferson County
I certify this instrument filed on:
1995 JAN 13 P.M. 12:39

Recorded and \$	125.00	Mtg. Tax
and \$	7.00	Deed Tax and Fee Amt.
S		Total \$ 132.00

GEORGE R. REYNOLDS, Judge of Probate



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