

11/14/1995-32811
 11:44 AM CERTIFIED
 SHELBY COUNTY JUDGE OF PROBATE
 DOB NCB 54.50

Inst # 1995-32811

(RECORDING INFORMATION ONLY ABOVE THIS LINE)

This Instrument was
 prepared by:

BROWN-TURNER, L.L.C.
 Attorneys at Law
 211 22nd Street North
 Birmingham, Alabama 35203

SEND TAX NOTICE TO:

HEATHER L. WHITESTONE
 1049 LINKSIDE DRIVE
 BIRMINGHAM, ALABAMA 35242

STATE OF ALABAMA)

COUNTY OF SHELBY)

WARRANTY DEED

Know All Men by These Presents: That in consideration of TWO HUNDRED THIRTY SEVEN THOUSAND NINE HUNDRED and 00/100 (\$237,900.00) DOLLARS to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt of which is acknowledged, we, SUE K. SELBY and WILLIAM E. SELBY, HUSBAND AND WIFE (herein referred to as GRANTORS) do grant, bargain, sell and convey unto HEATHER L. WHITESTONE, AN UNMARRIED WOMAN, (herein referred to as GRANTEES, whether one or more) the following described real estate, situated in SHELBY County, Alabama, to-wit:

LOT 20, ACCORDING TO THE SURVEY OF LINKSIDE AT GREYSTONE, AS RECORDED IN MAP BOOK 17, PAGE 32, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.

TOGETHER WITH THE NONEXCLUSIVE EASEMENT TO USE THE PRIVATE ROADWAYS, COMMON AREAS AND HUGH DANIEL DRIVE, ALL AS MORE PARTICULARLY DESCRIBED IN THE GREYSTONE RESIDENTIAL DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS DATED 11-6-90, AND RECORDED IN REAL 317, PAGE 260, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA, TOGETHER WITH ALL AMENDMENTS THERETO.

SUBJECT TO:

1. Subject to the taxes for the year beginning October 1, 1995, which constitutes a lien but are not yet due and payable until October 1, 1996.
2. 20 foot storm drainage easement crossing north as shown by recorded map.
3. Building setback line pursuant to the terms of the Declaration of Covenants, Conditions and Restrictions recorded in Real 317, page 260 and amended in Map book 17, page 56 in the Probate Office of Shelby County, Alabama; by omitting any covenant or restrictions based on race, color, religion, sex, handicap, familial status, or national origin.
4. Public Utility Easements as shown by recorded Map.
5. Transmission Line Permit to Alabama Power Company recorded in Deed Book 186, page 223; Deed Book 239, page 214 and Deed Book 109, page 505 in the Probate Office of Shelby County, Alabama.
6. Mineral and mining rights and rights incident thereto recorded in Deed Book 4, page 495; Deed Book 60, page 260 and Deed Book 121, page 294, in the Probate Office of Shelby County, Alabama.
7. Restrictions, Covenants, Conditions and Building Setback lines as set out in Amended and restated Restrictive Covenants recorded in Real 265, page 96 in the Probate Office of Shelby County, Alabama.
8. Rights of others to use of Hugh Daniel Drive, as described in instrument recorded in Deed Book 301, page 799, in the Probate Office of Shelby County, Alabama.


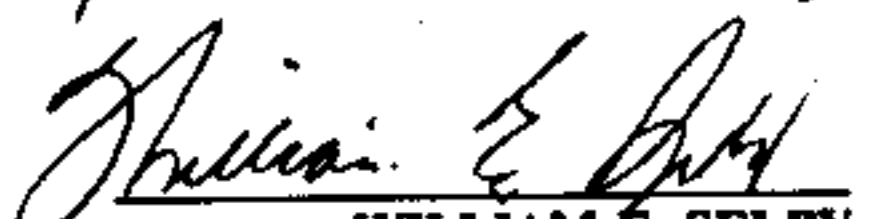
9. Covenant and Agreement for water service as set out in instrument between Dantract and Shelby County, as set out in Real 235, page 574 and amended in Instrument 1993-20840 in the Probate Office of Shelby County, Alabama.
10. Greystone Residential Declaration of Covenants, Conditions and Restrictions, as set out in instrument recorded in Real 317, page 260; amended by Affidavit recorded in Real 319, page 235, and further amended by 1st Amendment to Greystone Residential Declaration of Covenants, Conditions and Restrictions recorded in Real 346, page 942, 2nd Amendment recorded in Real 378, page 904, 3rd Amendment recorded in Real 397, page 958, 4th Amendment recorded in Instrument #1992-17890 and 5th Amendment as recorded in Instrument #1993-3123, and further amended by 6th Amendment recorded as Instrument #1993-10163 and 7th Amendment as recorded as Instrument #1993-16982 in the Probate Office of Shelby County, Alabama; but omitting any covenant or restriction based on race, color, religion, sex, handicap, familial status, or national origin.
11. Agreement between Daniel Oak Mountain Limited Partnership and Shelby Cable, Inc., recorded in Real 350, page 545 in the Probate Office of Shelby County, Alabama.
12. Underground Easement to Alabama Power Company recorded in Deed Book 305, page 673 in the Probate Office of Shelby County, Alabama.

\$194,417.00 of the consideration herein was derived from a mortgage closed simultaneously herewith.

TO HAVE AND TO HOLD Unto the said GRANTEES, his, her or their heirs and assigns, forever.

And I (we) do for myself (ourselves) and for my (our) heirs, executors, and administrators covenant with the said GRANTEES, his, her, or their heirs and assigns, that I am (we are) lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that I (we) have a good right to sell and convey the same as aforesaid; that I (we) will and my (our) heirs, executors and administrators 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 GRANTORS, SUE K. SELBY AND WILLIAM E. SELBY, HUSBAND AND WIFE, have hereunto set his, her or their signature(s) and seal(s), this the 8th day of November, 1995.


SUE K. SELBY

WILLIAM E. SELBY

STATE OF ALABAMA)
COUNTY OF JEFFERSON)

ACKNOWLEDGEMENT

I, the undersigned, a Notary Public, in and for said County, in said State, hereby certify that SUE K. SELBY AND WILLIAM E. SELBY, HUSBAND AND WIFE, whose name(s) is (are) signed to the foregoing conveyance, and who is (are) known to me, acknowledged before me on this day that, being informed of the contents of the conveyance he, she, or they executed the same voluntarily on the day the same bears date.

Given under my hand this the 8th day of November, 1995.


Notary Public

My commission expires: 05/03/98

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