

Value \$ 300,000

THIS DOCUMENT PREPARED BY
STANLEY M. BROCK
~~SUTTE 850~~ 2101 Highland Ave., Suite 250
~~2100A SOUTHBRIDGE PARKWAY~~
BIRMINGHAM, ALABAMA ~~35209~~ 35205

STATE OF ALABAMA)
)
SHELBY COUNTY)

Inst # 1995-34337

GENERAL WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, That in consideration of the sum of TEN AND NO\100 DOLLARS (\$10.00) in hand paid by HARRY B. BROCK, JR. and wife, JANE H. BROCK (hereinafter referred to as the "GRANTEES") to the undersigned CREST RIDGE ASSOCIATES, L.L.C., an Alabama limited liability company (hereinafter referred to as "GRANTOR"), and other good and valuable consideration, the receipt of which is hereby acknowledged, the said GRANTOR does by these presents grant, bargain, sell and convey unto the said GRANTEES for and during their joint lives and upon the death of either of them, then to the survivor in fee simple, the following described real estate (the "Property") situated in Shelby County, Alabama:

Lots 16, 17 and 18, according to the survey of The Crest at Greystone, First Addition, as recorded in Map Book 19, Page 52 in the Probate Office of Shelby County, Alabama.

This conveyance is made subject to:

- (1) Taxes and assessments for the year 1995, and subsequent years, which are not yet due and payable.
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SHELBY COUNTY JUDGE OF PROBATE
004 MCD 316.00

- (2) 10 foot Easement on Front, as shown by recorded Map. (Lot 16, 17, 18 and 19).**
- (3) Building line and Easements are set forth in the Declaration of Protective Covenants.**
- (4) Mineral and mining rights and rights incident thereto recorded in Volume 60, page 260 and Volume 121, page 294, in the Probate Office of Shelby County, Alabama.**
- (5) Underground transmission granted to Alabama Power Company recorded in Volume 305, page 637 in the Probate Office in Shelby County, Alabama.**
- (6) Restrictions or Covenants recorded in Real 265, page 96, in the Probate Office of Shelby County, Alabama, but omitting any covenant or restrictions based on race, color, religion, sex, handicap, familial status, or national origin.**
- (7) Agreement between Daniel Oak Mountain, Ltd. and Shelby Cable recorded in Real 350, page 545 in the Probate Office of Shelby County, Alabama.**
- (8) Right of way and Easement to Water Works and Sewer Board recorded in Instrument 94-26400 in the Probate Office of Shelby County, Alabama.**
- (9) Right to others to use Hugh Daniel Drive recorded in Volume 301, page 799 in the Probate Office of Shelby County, Alabama.**
- (10) Restrictions appearing of record in Instrument 1995-941, in the Probate Office of Shelby County, Alabama, but omitting any covenant or restrictions based on race, color, religion, sex, handicap, familial status, or national origin.**

- (11) **Building setback as set forth in the Declarations recorded in Instrument #1992-22103, 1st Amendment recorded in Instrument 1994-3752 and 2nd Amendment to be recorded in the Probate Office of Shelby County, Alabama also shown in Map Book 19, page 52.**
- (12) **Release of Damages recorded in Instrument 1992-22103; 1st Amendment recorded in Instrument 1994-3752 and 2nd Amendment to be recorded, in the Probate Office in Shelby County, Alabama.**
- (13) **The Crest at Greystone Declaration of Covenants, Conditions and Restrictions recorded in Instrument 1992-22103; 1st Amendment by 1994-03752, and 2nd Amendment to be recorded in the Probate Office of Shelby County, Alabama.**

TO HAVE AND HOLD to the GRANTEES, their heirs and assigns forever. Said GRANTOR does for itself, its successors and assigns covenant with said GRANTEES, their heirs and assigns that it is lawfully seized in fee simple of said Property, that it is free from all encumbrances except as set forth herein, that it has a good right to sell and convey the same as aforesaid, and that it, its successors and assigns shall warrant and defend the same to the said GRANTEES, their heirs and assigns forever against the lawful claims of all persons.

IN WITNESS WHEREOF, the GRANTOR has caused this conveyance to be executed

on this the 14th day of August, 1995.

CREST RIDGE ASSOCIATES, L.L.C.

By: Charles W. Daniel

Its: Managing Member

STATE OF ALABAMA)

JEFFERSON COUNTY)

I, Martha Allison, a Notary Public in and for said County, said State, hereby
certify that Charles W. Daniel, whose name as Managing Member of
CREST RIDGE ASSOCIATES, L.L.C., an Alabama limited liability company 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 on the day the same bears date.

Given under my hand and official seal this 14th day of August, 1995.

Martha Allison

Notary Public

My commission expires: 4-20-97

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