

This Instrument Prepared By:

Send Tax Notice To:

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

James J. Grammas  
417 Old Brook Circle  
Birmingham, Alabama 35242

STATE OF ALABAMA )  
COUNTY OF SHELBY )

### STATUTORY WARRANTY DEED

**KNOW ALL MEN BY THESE PRESENTS**, that in consideration of One Hundred Thirty Three Thousand Nine Hundred Dollars (\$133,900.00) to the undersigned Greystone Lands, Inc., an Alabama corporation ("Grantor"), in hand paid by James J. Grammas ("Grantee"), the receipt of which is hereby acknowledged, the said Grantor does by these presents, grant, bargain, sell and convey unto Grantee, the following described real estate, situated in Shelby County, Alabama, to-wit:

Lot 19, according to the survey of Old Brook Place, as recorded in Map Book 19, page 41 in the Probate Office of Shelby County, Alabama; being situated in Shelby County, Alabama.

Subject to: (1) General and special taxes or assessments for 1996 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 per plat and as set out in the restrictive covenants recorded as Instrument #1994-35287 and 1st Amendment recorded as Instrument #1995-13687 in Probate Office; (3) Public easements as shown by recorded plat in Probate Office; (4) Restrictions, covenants and conditions as set out in instrument(s) recorded as Instrument #1994-35287 and 1st Amendment recorded as Instrument #1995-13687 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 4 page 505 in Probate Office; (6) Covenant releasing predecessor in title from any liability arising from sinkholes, limestone formations, soil conditions or any other known or unknown surface or subsurface conditions that may now or hereafter exist or occur or cause damage to subject property, as shown by instrument recorded in Map Book 19 page 41 in Probate Office; (7) Restrictions, limitations and conditions as set out in Map Book 19 page 41 in Probate Office; and (8) Utility easement recorded in Real 42 page 227 in Probate Office of Shelby County, Alabama.

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.

\$107,820.00 of the purchase price  
recited above was paid from the mortgage  
loan closed simultaneously herewith.

Inst # 1995-34865

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09:25 AM CERTIFIED  
SHELBY COUNTY JUDGE J. B. BOWEN

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

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 30 day of November, 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 30<sup>th</sup> day of November, 1995.



Notary Public

[SEAL]

My commission expires:  
5/25/97

c:GRA-DED

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SHELBY COUNTY JUDGE OF PROBATE  
DGE HCB 29.00