

This instrument was prepared by:  
Clayton T. Sweeney, Attorney  
2700 Hwy. 280E, Suite 290E  
Birmingham, AL 35223

SEND TAX NOTICE TO:  
BEDWELL CONSTRUCTION  
CO., INC.  
320 Crossbrook Trail  
Chelsea, AL 35043

**STATE OF ALABAMA)  
SHELBY COUNTY)**

Warranty Deed

KNOW ALL MEN BY THESE PRESENTS, That in consideration of TEN DOLLARS and Other Good and Valuable Consideration (\$10.00) to the undersigned grantor or grantors, BENTON ROBERTSON and wife DONNA ROBERTSON, (herein referred to as Grantors, whether one or more), in hand paid by the GRANTEES herein, the receipt of which is hereby acknowledged, the said GRANTORS do grant, bargain, sell, and convey unto BEDWELL CONSTRUCTION CO., INC. (herein referred to as GRANTEE, whether one or more), the following described real estate, situated in SHELBY County, Alabama:

Lot 1, according to the Survey of Greystone, 7th Sector, Phase II, as recorded in Map Book 19, Page 121 in the Probate Office of Shelby County, Alabama; being situated in 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 November 6, 1990 and recorded in Real 317 Page 260 in the Probate Office of Shelby County, Alabama and all amendments thereto.

Subject to:

Ad valorem taxes for 1996 and subsequent years not yet due and payable until October 1, 1996. Existing covenants and restrictions, easements, building lines, and limitations of record.

TO HAVE AND TO HOLD Unto the said GRANTEE, 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 said GRANTEES, their heirs and assigns, that I am/we are lawfully seized in fee simple of said premises; that the 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, their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, I/we have hereto set my/our hand(s) and seal(s), this the 12 day of December, 1995.

Benton Robertson  
BENTON ROBERTSON

Donna Robertson  
DONNA ROBERTSON

**STATE OF ALABAMA)  
JEFFERSON COUNTY)**

I, the undersigned authority, a Notary Public in and for said County in said State, hereby certify that BENTON ROBERTSON and DONNA ROBERTSON, whose names are signed to the foregoing conveyance, and who are known to me, acknowledged before me on this day that, being informed of the contents of the conveyance, they, executed the same voluntarily on the day the same bears date.

Given under my hand and official seal, this the 8<sup>th</sup> day of December, 1995.

Anna Alvarson  
Notary Public

My Commission Expires: 2-14-97 Inst # 1995-35884

12/14/1995-35884  
02:12 PM CERTIFIED  
SHELBY COUNTY JUDGE OF PROBATE  
001 MCD 9.00