

This Instrument Prepared By:

Send Tax Notice To:

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

Cheryle D. Hayes
2097 Brae Trail
Birmingham, Alabama 35242

STATE OF ALABAMA)
COUNTY OF SHELBY)

STATUTORY WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, that in consideration of Two Hundred Ninety Eight Thousand Dollars (\$298,000.00) to the undersigned Greystone Lands, Inc., an Alabama corporation ("Grantor"), in hand paid by Cheryle D. Hayes ("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 25, according to the 2nd Amended Plat of Amended Plat of The Brae Sector of Greystone Farms, as recorded in Map Book 19 page 141 in the Probate Office of Shelby County, Alabama. Minerals and mining rights excepted.

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) Restrictions as shown on recorded map; (3) Title to all minerals within and underlying the premises, together with all mining rights and other rights, privileges and immunities relating thereto as recorded in Volume 121, Page 294; (4) Restrictions appearing of record in Inst. #1995-11637, Inst. #1995-16401, Real Volume 265, Page 96 and Inst. #1994-22318; (5) Right-of-Way granted to Birmingham Water Works Board recorded in Inst. #1995-11637; (6) Easement for sanitary sewer system recorded in Inst. #1995-4395; (7) Agreement with Shelby Cable Agreement as recorded in Real 350 page 545 in Probate Office; (8) Easement granted to Bell South Telecommunications as recorded in Instr. #1995-7422 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.

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

\$ 203,150.00 of the purchase price
recited above was paid from the mortgage
loan closed simultaneously herewith.

12/20/1995-36489
01:08 PM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
002 MCD 107.00

Inst # 1995-36489

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 14 day of December, 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 14 day of December, 1995.


Notary Public

[SEAL]

My commission expires:
5/25/97

c:HAY-DED

Inst # 1995-36489

12/20/1995-36489
01:08 PM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
002 MCD 107.00