

STATE OF ALABAMA *

SHELBY COUNTY *

WARRANTY DEED

139,500

KNOW ALL MEN BY THESE PRESENTS, That in consideration of the sum of Ten and No/100 (\$10.00) Dollars and other good and valuable consideration to the undersigned Grantors, in hand paid by the Grantee herein, the receipt whereof is acknowledged, we, CHARLES P. WILSON, JR. and wife, SHARON M. WILSON, (herein referred to as Grantors), do hereby grant, bargain, sell and convey unto ANDREW W. SHOEMAKER, an unmarried man, (herein referred to as Grantee), the following described real estate situated in Shelby County, Alabama, to-wit::

1995-37346

Lot 122, according to the Survey of Greystone Ridge Garden Homes, as recorded in Map Book 16, Page 31, in the Probate Office of Shelby County, Alabama; being situated in Shelby County, Alabama.

Subject to: (1) General and special taxes or assessments for 1995 and subsequent years not yet due and payable; (2) Building setbacks as shown in Declaration of Greystone Ridge Covenants, Conditions and Restrictions recorded as Document No. 1992-4720 in Probate Office; (3) Public utility easements as shown by recorded plat; (4) Transmission Line Permit(s) to Alabama Power Company as shown by instrument(s) recorded in Deed Book 141, Page 180, Real 333, Page 201, and Real 377, Page 441 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 Book 4, Pages 486, 493 and 495 in Probate Office; (6) Rights of others to use of Hugh Daniel Drive, as described in instrument recorded in Deed Book 301, Page 799 in Probate Office; (7) Covenant and Agreement for Water Service as set out in instrument between Dantract and Shelby County, as set out in Real 235, Page 574 in Probate Office; (8) Restrictions, covenants, conditions and building setback lines as set out in Amended Restated Restrictive Covenants recorded in Real 265, Page 96, in the Probate Office of Shelby County, Alabama; (9) Greystone Multi-family Declaration of Covenants, Conditions and Restrictions, as recorded in Real 316, Page 239, as amended by First Amendment recorded in Real 319, Page 238, Second Amendment as recorded in Real 336, Page 281 and Third Amendment being recorded as Instrument No. 1992-4710 in Probate Office; (10) Greystone Ridge Garden Homes and First Addition to Greystone Ridge Garden Homes Declaration of Covenants, Conditions and Restrictions as recorded as Instrument No. 1992-4720 in Probate Office; (11) Reciprocal Easement Agreement pertaining to access and roadway easements, as set out in Real 312, Page 274, and First Amendment in Real 317, Page 253, and Second Amendment as Instrument No. 1993-3124 in Probate Office; (12) Agreement between Daniel Oak Mountain Limited Partnership and Shelby Cable, Inc. recorded in Real 350, Page 545 in Probate Office; (13) Easement(s) to Alabama Power Company by instrument(s) recorded as instrument No. 1992-26820 in Probate Office.

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

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SHELBY COUNTY JUDGE OF PROBATE
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And we do, for ourselves and for our heirs, executors and administrators, covenant with the said Grantee, his heirs and assigns, that we are lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise stated above; that we have a good right to sell and convey the same as aforesaid; that we will, and our heirs, executors and administrators shall warrant and defend these same to the said Grantee, his heirs and assigns forever, against the lawful claims of all persons.

(The preparer of this instrument has not examined Title Records pertaining to said property, and expresses no opinion to Grantee or Grantor regarding same.)

IN WITNESS WHEREOF, we have hereunto set our hands and seals, this the 3/31 day of May, 1995

Charles P. Wilson, Jr. (L.S.)
CHARLES P. WILSON, JR., a married man

Sharon M. Wilson (L.S.)
SHARON M. WILSON, a married woman

STATE OF ALABAMA *
TALLADEGA COUNTY *

I, the undersigned authority, a Notary Public, in and for said County, in said State, hereby certify that CHARLES P. WILSON, JR., and wife, SHARON M. WILSON, 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 said conveyance, they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal, this the 3/31 day of May, 1995.

Victor Bailey
Notary Public

This instrument prepared by:
B. Greg Wood
WOOD & HOLLINGSWORTH
123 Sixth Avenue, SW
Childersburg, Alabama 35044

Grantees Address:
✓ 15 Cliff Road
Childersburg, Alabama 35044

Inst # 1995-37346

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