

This instrument prepared by:
Mary P. Thornton
Dominick, Fletcher, Yeilding,
Wood & Lloyd, P.A.
2121 Highland Avenue
Birmingham, Alabama 35205

Send Tax Notice To:
Greystone Lands, Inc.
601 Beacon Parkway West, Suite 211
Birmingham, Alabama 35209

GENERAL WARRANTY DEED

STATE OF ALABAMA)
) **KNOW ALL MEN BY THESE PRESENTS:**
SHELBY COUNTY)

That for and in consideration of ONE HUNDRED ONE THOUSAND EIGHT HUNDRED NINETY FIVE AND NO/100 DOLLARS (\$101,895.00) to the undersigned EBSCO INDUSTRIES, INC., a Delaware corporation ("Grantor"), in hand paid by GREYSTONE LANDS, INC. ("Grantee"), the receipt and sufficiency of which is hereby acknowledged, Grantor does by these presents grant, bargain, sell and convey unto the said Grantee the following described real estate situated in Shelby County, Alabama, to-wit:

Lots 18 and 36, according to the Amended Map of Greystone Highlands, Phase I, as recorded in Map Book 19, page 24 in the Probate Office of Shelby County, Alabama; being situated in Shelby County, Alabama.

Lot 75, according to the Amended Map of Greystone Highlands, Phase II, as recorded in Map Book 19, page 25 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; (2) Building setback line as set out in restrictive covenants recorded as Instrument #1994-33988 in said Probate Office; (3) Public easements as shown by recorded plat; (4) Transmission Line Permit(s) to Alabama Power Company as shown by instrument(s) recorded in Deed 109, page 492, Deed 111, page 402, Deed 127, page 336, Deed 160, page 403 and Deed 173, page 191 in said Probate Office; (5) Easement(s) to Alabama Power Company and covenants thereto as set out as Instrument #1995-01629 in said Probate Office; (6) Easement(s) to South Central Bell as shown by instrument recorded in Deed 324, page 837 in said Probate Office; (7) 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 486 and Deed 4, page 488 in said Probate Office; (8) Covenant and agreement for water service as set out in Real 235, page 611 in said Probate Office; (9) Utility easement for Ebseo Industries to Cahaba Water Renovation Systems recorded in Real 42, page 223 in said Probate Office; (10) Restrictions, covenants and conditions as set out in instrument(s) recorded as Instrument #1994-33988 and Map Book 19, pages 24 and 25 in said Probate Office; and (11) Release of damages as set out in instrument(s) recorded as Instrument #1994-33988 in said Probate Office.

03/20/1996-08933
08:30 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
002 MCD 12.00

Inst # 1996-08933

EXPENSES OF SELLER PAID OUTSIDE CLOSING:

1.) Recording Fees for Deed	Cahaba Title	\$12.00 (POC)
2.) Title Policy for 3 Lots	Cahaba Title	150.00 (POC)
3.) Assessment Letter	City of Hoover	10.00 (POC)

TOTAL EXPENSES OF SELLER PAID OUTSIDE OF CLOSING: \$172.00

The undersigned acknowledge that no taxes will be prorated at closing and the parties hereby agree that when the October 1996 tax bills are issued the ad valorem taxes for the Lot(s) will be prorated between the parties based upon the actual amount of such tax bill.

EBSCO Industries, Inc., a Delaware corporation

By: 

Elton B. Stephens, Jr.
Its Vice President

Greystone Lands, Inc., an Alabama corporation

By: 

Gary R. Dent
Its President

lp/tcc12:high-clo.stm

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