

Send tax notice to:
Kevin D. Greene and wife,
Tara T. Greene
5139 Greystone Way
Hoover, Al.

This instrument prepared by:
Stewart-Davis, P.C.
3800 Colonnade Parkway
Suite 650
Birmingham, Alabama 35243

STATE OF ALABAMA

JEFFERSON COUNTY

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of Eight Hundred Seventy-Five Thousand and No/100 Dollars (\$875,000.00) in hand paid to the undersigned, Charlie F. Chancellor, a married man (hereinafter referred to as the "Grantor") by Kevin D. Greene and wife, Tara T. Greene (hereinafter referred to as the "Grantees"), the receipt and sufficiency of which is hereby acknowledged, the Grantor does, by these presents, grant, bargain, sell, and convey unto Grantees, as joint tenants, with right of survivorship, the following described real estate situated in Shelby County, Alabama, to-wit:

Lot 30, according to the survey of Greystone, 4th Sector, as recorded in Map Book 16, page 89 A,B & C 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.

(The above property does not constitute the homestead of Grantor herein, nor that of his spouse.)

Inst # 1996-09917

03/27/1996-09917
09:53 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
D04 NCD 891.00

Inst # 1996-09917

SUBJECT TO:

1. Ad valorem taxes due and payable October 1, 1996.
2. Public easements as shown by recorded plat, including irregular easement on most southerly corner and 10 feet on the Easterly side of lot.
3. Building setback lines pursuant to the terms of the Declarations recorded in Real 317 page 260 and as amended.
4. 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 60 page 260 and Deed Book 121 page 294 in Probate Office.
5. Underground transmission granted to Alabama Power Company as shown by instrument recorded in Deed Book 305 page 637 and as Instrument #1992-26822 in Probate Office.
6. Amended and Restated Restrictive Covenants as set out in instrument recorded in Real 265 page 96 in Probate Office.
7. Rights of others to use of Hugh Daniel Drive and Greystone Drive as described in instrument recorded in Deed Book 301 page 799 in Probate Office.
8. Covenant and Agreement for Water Services, as set out in instrument recorded in Real 235 page 574 and amended by agreement as set out as Instrument #1993-20840 and Instrument #1992-20786 in Probate Office.
9. Reciprocal Easement Agreement pertaining to access and roadway easements, as set out in Real 312 page 274 and 1st Amendment by Real 317 page 253 and 2nd Amendment as Instrument #1993-3124 in Probate Office.
10. Greystone Residential Declaration of Covenants, Conditions and Restrictions, as set out in instrument recorded in Real 317 page 260, amended by Affidavit recorded in Real 319 page 235 and by First Amendment to Restrictions, as recorded in Real 346 page 942; Second Amendment to Restrictions as recorded in Real 378 page 904; Third Amendment as recorded in Real 397 page 958; Fourth Amendment recorded as Instrument

No. 1992-17890; Fifth Amendment recorded as Instrument No. 1993-3123 and Sixth Amendment recorded as Instrument #1993-10163 and 7th Amendment recorded as Instrument #1993-16982 and 8th Amendment recorded as Instrument #1993-20968 and 9th Amendment recorded as Instrument #1993-32840 and 10th Amendment recorded as Instrument #1994-22320 and 11th Amendment recorded as Instrument #1995-8111 and 12th Amendment recorded as Inst. #1995-24267 and 13th Amendment recorded as Inst. #1995-34231 and amended by Map Book 16 page 89 A,B & C in Probate Office.

11. Agreement between Daniel Oak Mountain Limited Partnership and Shelby Cable, Inc., recorded in Real 350 page 545 in Probate Office.
12. Covenant releasing predecessor in title from any liability 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 16 page 89 A,B & C in Probate Office.
13. Release of damages, restrictions, modifications, covenants, conditions, rights, privileges, immunities, as applicable, as set out in, and as referenced in deed(s) recorded as Instrument #1993-6455 and Inst. #1993-6456 in Probate Office.

TO HAVE AND TO HOLD unto the Grantees, as joint tenants, with right of survivorship, their heirs, executors, administrators and assigns forever.

The Grantor does for himself, his heirs and assigns, covenant with Grantees, their heirs, executors, administrators and assigns, that he is lawfully seized in fee simple of said premises; that they are free from all encumbrances except as noted above; that he has a good right to sell

and convey the same as aforesaid; and that he will, and his heirs, executors, administrators and assigns shall, warrant and defend the same to the said Grantees, their heirs, executors, and assigns forever against the lawful claims of all persons.

IN WITNESS WHEREOF, I have hereunto set my hand and seal on this the 11th day of March, 1996.


CHARLIE F. CHANCELLOR

STATE OF ALABAMA)

JEFFERSON COUNTY .)

I, the undersigned, a Notary Public in and for said County in said State, hereby certify that Charlie F. Chancellor, a married man, whose name is signed to the foregoing instrument and who is known to me, acknowledged before me on this day that, being informed of the contents of the instrument, he executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this the 11th day of March, 1996.


Notary Public

[NOTARIAL SEAL]

My Commission expires: 2-9-99

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