

STATUIO	RY
WARRANTY	DEED

CORPORATE-PARTNERSHIP

OS/10/1996-15386
O9:12 AM CERTIFIED
SHELBY COUNTY JUNGS OF PROBATE

B. SHETLA D. ELLIS	MR. BANRY TURPIN
MANTEL CORPORATION	T A T CLUALITY HOMES, INC.
O. POK 365001	BIEMINGHAM, ALABAMA 35243
IEMETHERIAM ALABAMA 35238-5001	
THIS STATUTORY WARRANTY DEED is executed and deleges—by DANIEL OAK MOUNTAIN LIMITED PARTNESS of T & T Over11ty House. Inc.	NERSHIP, an Alabama limited partnership ("Grantor"), in ("Grantee").
NOW ALL MEN BY THESE PRESENTS, that for end in o	no/100
Dollars (\$ 69.350.00), in hand paid by Grantee to Grant and sufficiency of which are hereby acknowledged by Grantor, (and CONVEY unto Grantee the following described real propagate to the Survey of Graysto Nep Book 20, Page 93 A & B in the Probate	Grantor does by these presents, GRANT, BARGAIN, SELL. erty (the "Property") situated in Shelby County, Alabama: no. 5th Sector. as recorded in
FOGETHER WITH the nonexclusive easement to use the pall as more particularly described in the Greystone Residentifiated November 6, 1990 and recorded in Real 317, Page 260 in the with all amendments thereto, is hereinafter collectively referred	al Declaration of Covenants, Conditions and Restrictions re Probate Office of Shelby County, Alabama (which, together
The Property is conveyed subject to the following:	
1. Any Dwelling built on the Property shall contain not k	
defined in the Declaration, for a single-story house; or	square feet of Living Space, as defined in the
Declaration, for multi-story homes. 2. Subject to the provisions of Sections 6.04(c), 6.04(d) and following minimum setbacks:	d 6.05 of the Declaration, the Property shall be subject to the
(i) Front Setback: 50 feet;	
(iii) Rear Setback: feet; (iii) Side Setbacks:15 feet.	
The foregoing setbacks shall be measured from the propert	ry lines of the Property.
3. Ad valorem taxes due and payable October 1,1996_	
4. Fire district dues and library district assessments for the	
Mining and mineral rights not owned by Grantor.	
All applicable zoning ordinances.	
The essements, restrictions, reservations, covenants, agree	eements and all other terms and provisions of the Declaration
 A) easements, restrictions, reservations, agreements, of record. 	rights-of-way, building setback lines and any other matter
Grantee, by acceptance of this deed, acknowledges, covenants a	and agrees for itself, and its beirs, successors and assigns, that
(i) Grantor shall not be liable for and Grantee hereby waives at shareholders, partition, mortgagees and their respective succe of loss, damage or injuries to buildings, structures, improveme or other person who enters upon any portion of the Property subsurface conditions, known or unknown (including, with limestone formations and deposits) under or upon the Property	nd releases Grantor, its officers, agents, employees, directors soors and assigns from any liability of any nature on accounts, personal property or to Grantee or any owner, occupant as a result of any past, present or future soil, surface and/out limitation, sinkholes, underground mines, tunnels an
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11/90