

This Instrument Prepared By:

Send Tax Notice To:

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

Tim B. Wyatt
5205 English Way
Birmingham, Alabama 35242

STATE OF ALABAMA)
COUNTY OF SHELBY)

GENERAL WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, that in consideration of Two Hundred Thirty Seven Thousand Five Hundred Dollars (\$237,500.00) to the undersigned Greystone Lands, Inc., an Alabama corporation ("Grantor"), in hand paid by Tim B. Wyatt ("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 45, according to the 1st Amended Plat of Final Record Plat of English Turn Sector, Phase 1, as recorded in Map Book 19 page 142 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, 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) Minimum building setback lines and public easements as shown by recorded plat, including, specifically, the following minimum setback lines: (i) front, 5 feet; (ii) side, 0 feet and (iii) rear, 0 feet; (3) Public easements as shown by recorded plat; (4) Declarations, Covenants and Restrictions as to Greystone Farms, as set out in Instrument(s) #1995-16401 and 1st Amendment recorded as Instrument #1995-1432; (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 121 page 294 and Deed Book 60 page 260 in Probate Office; (6) Restrictions, limitations and conditions as set out in Map Book 19 page 142 in Probate Office; (7) Easement to Bellsouth Communications as shown by instrument recorded as Instrument #1995-7422 in Probate Office; (8) Amended and Restated restrictive covenants including building setback lines and specific provisions for dense buffer along Hugh Daniel Drive, all as set out in instrument recorded in Real 265 page 96 in Probate Office, and which said building setback lines and dense buffer are shown on survey of Paragon Engineering, Inc. dated 7/14/94; (9) Shelby Cable Agreement recorded in Real 350 page 545 in Probate Office; (10) Covenants and Agreement for water service as set out in an Agreement recorded in Real Book 235 page 574 as modified by Agreement recorded as Instrument #1992-20786, as further modified by Agreement recorded as Instrument #1993-20840 in Probate Office; (11) Right of way from Daniel Oak Mountain Limited to Shelby County recorded on July 13, 1994, as Instrument No. 1994-21963 in Probate Office; (12) Development Agreement between Daniel Oak Mountain Limited Partnership, Greystone Residential Association, Inc., Greystone Ridge, Inc. and United States Fidelity and Guaranty Company recorded as Instrument #1994-22318 in Probate Office; (13) Greystone Farms Reciprocal Easement Agreement as set out as Instrument #1995-16400; (14) Greystone Farms Community Center Property Declaration of

Inst # 1996-23012

07/17/1996-23012

11:13 AM CERTIFIED

SHELBY COUNTY JUDGE OF PROBATE

002 MCD 248.50

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Covenants, Conditions and Restrictions recorded as Instrument #1995-16403
in Probate Office.

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

And said Grantor does for itself, its successors and assigns, covenant with said Grantee, their heirs and assigns, that it is lawfully seized in fee simple of said premises, that they are free from all encumbrances except as set out above, that it has a good right to sell and convey the same as aforesaid, and that it will, and its successors and assigns shall, warrant and defend the same to the said Grantee, their heirs and assigns forever, against the lawful claims of all persons.

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 9th day of July, 1996.

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 9th day of July, 1996.

Walter Hatcher
Notary Public

[SEAL]

My commission expires:
5/25/97

c:DED-WYA

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