

SENT TAX NOTICE TO:

Greystone Development Company, L.L.C.
c/o Daniel Realty Corporation
1200 Corporate Drive
Meadow Brook Corporate Park
Birmingham, Alabama 35242-2940

STATE OF ALABAMA)

COUNTY OF SHELBY)

GENERAL WARRANTY DEED

THIS GENERAL WARRANTY DEED is executed and delivered as of the 6th day of September, 1996 by HIROKO KUBA, a married woman ("Grantor"), in favor of GREYSTONE DEVELOPMENT COMPANY, L.L.C., an Alabama limited liability company ("Grantee").

KNOW ALL MEN BY THESE PRESENTS, that for and in consideration of the sum of Ten Dollars (\$10.00) in hand paid by Grantee to Grantor and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged by Grantor, Grantor does by these presents, GRANT, BARGAIN, SELL and CONVEY unto Grantee the following described real property (the "Property") situated in Shelby County, Alabama, which is more particularly described as follows:

Lot 5-B, according to the Survey of Saddle Creek Farms, as recorded in Map Book 14, Page 5 in the Probate Office of Shelby County, Alabama

The Property is conveyed subject to the following:

1. Ad valorem taxes due and payable October 1, 1996 and all subsequent years thereafter.
2. Fire district dues and library district assessments for the current year and all subsequent years thereafter
3. Building setback line as shown by plat.
4. Public easements as shown by recorded plat.
5. Restrictions, covenants and conditions as set out in instrument recorded in Real 56, Page 779 and Instrument #1995-21524 in the Office of the Judge of Probate of Shelby County, Alabama (the "Probate Office")
6. Easement(s) and maintenance obligation agreement as shown by instrument recorded in Real 56, Page 783 in the Probate Office.
7. Easement granted to Alabama Power Company as set out by instrument recorded in Real 133, Page 551 in the Probate Office
8. Imposition of maintenance obligation agreement as set out by instrument recorded in Real 68, Page 929 in the Probate Office.
9. 25 foot slope easement as set out by instrument recorded in Real 108, Page 69 in the Probate Office
10. Easement for ingress and egress as set out by instrument recorded in Instrument #1993-11152 in the Probate Office

TO HAVE AND TO HOLD unto Grantee, its successors and assigns, forever

Grantor, by execution of this General Warranty Deed, does hereby covenant, represent and warrant that no portion of the Property constitutes the homestead of Grantor or her spouse

And Grantor does, for herself and for her heirs and assigns, covenant with Grantee, its successors and assigns, that she is lawfully seized in fee simple of said Property, that the Property is free from all liens and encumbrances except as described above, that she has a good right to sell and convey the same as aforesaid, and that she will, and her heirs and assigns shall, warrant and defend the same to Grantee, its successors and assigns, forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the undersigned Grantor has caused this General Warranty Deed to be executed as of the day and year first above written.

Hiroko Kuba
HIROKO KUBA

Inst # 1996-29713

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02:42 PM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
002 NCD 261.00

ANDEED.KUB

Inst # 1996-29713

STATE OF ALABAMA)

COUNTY OF SHELBY)

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Hiroko Kuba, 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 said instrument, she executed the same voluntarily on the day the same bears date

Given under my hand and official seal, this 6th day of September, 1996.

Shirley H. Ellis
Notary Public
My Commission Expires: 2/26/98

This instrument prepared by
and upon recording should be
returned to

Stephen R. Monk, Esq.
c/o Daniel Corporation
1200 Corporate Drive
Meadow Brook Corporate Park
Birmingham, Alabama 35242-2940

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