

This instrument prepared by:  
John N. Randolph, Attorney  
Sirote & Permutt P.C.  
2222 Arlington Avenue  
Birmingham, Alabama 35205

Send Tax Notice to:  
Good Sense Homes, Inc.  
1016 Riverchase Pkwy.  
Birmingham, Al. 35242

Inst # 1997-03757

WARRANTY DEED

State of Alabama

KNOW ALL MEN BY THESE PRESENTS,

Shelby County

That in consideration of Thirty-Nine Thousand Nine Hundred and no/100 (\$39,900.00) Dollars to the undersigned grantor in hand paid by the GRANTEE herein, the receipt whereof is acknowledged, I, Joseph A. Stamba, Sr., married (herein referred to as grantor) do grant, bargain, sell and convey unto Good Sense Homes, Inc. (herein referred to as GRANTEE) the following described real estate situated in Shelby County, Alabama, to-wit:

Lot 6-A, according to the Resurvey of Lots 6, 7 and 7-A of The Glen at Greystone, Sector One, as recorded in Map Book 18 page 131 in the Probate Office of Shelby County, Alabama; being situated in Shelby County, Alabama.

Subject to:

1. Advalorem taxes for the current tax year which grantees herein assume and agree to pay.
2. Building setback line of 20 feet reserved from Greystone Glen Drive as shown by plat.
3. Public easements as shown by recorded plat, including a 15 foot easement along the Westerly side of lot.
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 121 page 294 and Deed Book 60 page 260 in Probate Office.
5. Easement(s) to Alabama Power Company as shown by instrument recorded in Inst. #1992/26824 in Probate Office.
6. Rights of others to use of Hugh Daniel Drive as described in instrument recorded in Deed Book 301 page 799 in Probate Office.
7. Covenant and Agreement for Water Service, as set out in agreement recorded in Real 235 page 574, and amended agreement as set out as Instrument #1993/20840 and Instrument #1992/20786 in Probate Office.
8. Amended and Restated Restrictive Covenants as set out in instruments recorded in Real 265 page 96 in Probate Office.
9. Greystone Close' Development Declaration of Covenants, Conditions and Restrictions as recorded in Real 346 page 873; and First Amendment as recorded in Real 380 page 635 and Second Amendment as Instrument #1993-29620 and Third Amendment recorded as Instrument #1995/16398, in Probate Office.
10. Greystone Close' Development Reciprocal Easement Agreement which gives access to certain cross-easements and Hugh Daniel Drive and provides for certain assessments for maintenance of the same as recorded in Real 346 page 848; and First Amendment as recorded in Real 380 page 639, and 2nd Amendment as Instrument #1993/29620, and Third Amendment recorded as Instrument #1995/16399 in Probate Office.
11. Agreement between Daniel Oak Mountain Limited Partnership, an Alabama Limited Partnership and Shelby Cable, Inc. recorded in Real 350 page 545 in Probate Office.
12. Easement to Alabama Power Company as set out by Instrument recorded in Real 386, page 389, in Probate Office.

This property is not the homestead of the grantor nor his spouse.

To have and to hold, unto the said Grantee, its successors and assigns, forever.

And I do for myself and for my heirs, executors, and administrators covenant with the said GRANTEE, its successors and assigns, that I am lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that I have a good right to sell and convey the same as aforesaid; that I will and my heirs, executors and administrators shall warrant and defend the same to the said GRANTEE, its successors and assigns forever, against the lawful claims of all persons.

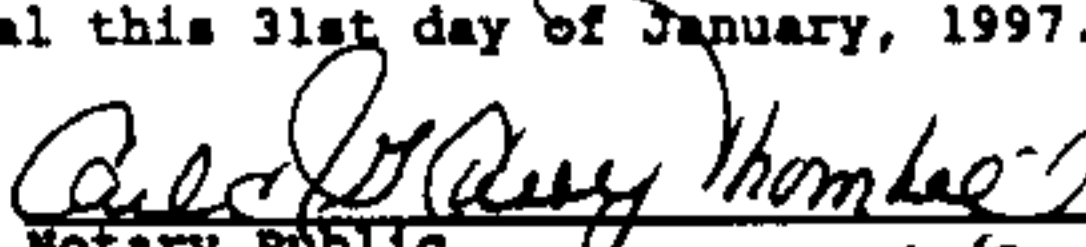
IN WITNESS WHEREOF, I have hereunto set my hand and seal this 31st day of January, 1997.

 (Seal)  
Joseph A. Stamba, Sr.

STATE OF ALABAMA  
JEFFERSON COUNTY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Joseph A. Stamba, Sr., married whose name 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 executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 31st day of January, 1997.

  
Notary Public  
Affix Seal 6/23/99

02/05/1997-03757  
09:42 AM CERTIFIED  
SHELBY COUNTY JUDGE OF PROBATE  
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