

THIS INSTRUMENT PREPARED BY:

**Felton W. Smith
Balch & Bingham
1901 Sixth Avenue North
Birmingham, Alabama 35203
Tel: (205) 226-3444**

**Send Tax Notice to:
Vicki W. Hunt
4033 Greystone Drive
Birmingham, AL 35242**

38040-1997-04063
*
Inst

STATE OF ALABAMA)

COUNTY OF SHELBY)

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of One and 00/100 Dollars (\$1.00) to the undersigned Grantor in hand paid by the Grantee herein, the receipt and sufficiency of which are acknowledged, I, **Ansley H. Hunt**, a married man (herein referred to as "Grantor"), do grant, bargain, sell and convey unto my wife, **Vicki W. Hunt** (herein referred to as "Grantee"), all of my undivided interest as a joint tenant with said Vicki W. Hunt in and to the following described real estate situated in Shelby County, Alabama together with all improvements thereon and appurtenances thereto including 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 (which, together with all amendments thereto, is hereinafter collectively referred to as the "Declaration") (collectively, the "Property"), to wit:

Lot 9, according to the Map and Survey of Greystone - 1st Sector, 1st Phase, as recorded in Map Book 14, Page 91 in the Probate Office of Shelby County, Alabama.

Such Property is conveyed subject to the following:

1. The lien for 1997 ad valorem taxes.
2. Fire district dues, library district assessments and other assessments, if any.
3. Encroachments, boundary line disputes and other matters which would be revealed by an accurate inspection or survey of the Property.
4. Easements, reservations, restrictions, set-back lines, encumbrances, covenants, and other matters of record, including

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without limitation, those set forth in that certain deed recorded at Book 366 Page 635 in the Probate Office of Shelby County, Alabama.

5. Any applicable zoning ordinances.
6. Mineral and mining rights not owned by Grantor, if any.
7. The easements, restrictions, reservations, covenants, agreements and all other terms and provisions of the Declaration.

TO HAVE AND TO HOLD to the said GRANTEE, her heirs and assigns forever.

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


Ansley H. Hunt

STATE OF ALABAMA)
COUNTY OF Jefferson)

I, the undersigned, a notary public in and for said County, in said State, hereby certify that Ansley H. Hunt, whose name is signed to the forgoing 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 date the same bears date.

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


Helen J. Adkins
Notary Public

[Notarial Seal]

My Commission Expires: 4/4/97

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