

This Instrument Prepared By:

Send Tax Notice To:

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

M. Shawn Lowery
309 Eaton Circle
Birmingham, Alabama 35242

STATE OF ALABAMA)
COUNTY OF SHELBY)

STATUTORY WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, that in consideration of One Hundred Sixty Five Thousand Seven Hundred Twenty Five Dollars (\$165,725.00) to the undersigned Greystone Lands, Inc., an Alabama corporation ("Grantor"), in hand paid by M. Shawn Lowery ("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 18, according to the Amended Map of Greystone Village, Phase 2, as recorded in Map Book 19 page 13, in the Probate Office, Shelby County, Alabama; being situated in Shelby County, Alabama.

Subject to: (1) General and special taxes or assessments for 1997 and subsequent years not yet due and payable, (2) Building setback line as shown by Restrictive Covenants recorded as Instrument No. 1994-12222, as amended; (3) Transmission Line Permit(s) to Alabama Power Company as shown by instrument(s) recorded in Deed Book 138 page 538 in said Probate Office; (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 in said Probate Office; (5) Covenant and Agreement for Water Service, as set out in agreement recorded in Real 235 page 574 and as Inst. #1993/20840 and Inst. #1992-20786; (6) Amended and Restated Greystone Village Declaration of Covenants, Conditions and Restrictions as recorded as Inst. #1994/12222, and 1st Amendment recorded as Inst. #1995-16397, with Articles of Incorporation of Greystone Village Homeowners as Inst. #1993/20847; (7) Amended and Restated Restrictive Covenants as set out in instrument recorded in Real 265 page 96 in said Probate Office; (8) Easement Agreement between Daniel Oak Mountain Limited Partnership and School House Properties recorded as Instrument No. 1993-22440 in said Probate Office; (9) Restrictions, limitations and conditions as set out in Map Book 19 page 13; (10) Sanitary Sewer Easements to The Water Works Board of the City of Birmingham as set out in Inst. #1993/20842; (11) Articles of Incorporation of Greystone Village Owners Association as set out in Inst. #1993-20847; (12) Public easements as shown by recorded plat in said Probate Office.

Grantee, by acceptance of this deed, acknowledges, covenants and agrees for itself and for its successors and assigns, that Grantor shall not be liable for and Grantee hereby waives and releases Grantor, its officers, agents, employees, directors, shareholders, partners, mortgagees and their respective successors and assigns from any liability of any nature on account of loss, damage, or injuries to buildings, structures, improvements, personal property or to Grantee or any owner, occupants or other person who enters upon any portion of the Property as a result of any past, present or future soil, surface and/or subsurface conditions, known or unknown (including, without limitation, sinkholes, underground mines, tunnels and

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limestone formations and deposits) under or upon the Property or any property surrounding, adjacent to or in close proximity with the Property which may be owned by Grantor.

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

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 23rd day of December, 1996.

GREYSTONE LANDS, INC., AN ALABAMA CORPORATION

By: [Signature]
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 23rd day of December, 1996.

[Signature]
Notary Public

My commission expires:
5/25/97

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