

Value: \$500.00

This instrument prepared by:

Send Tax Notice To:

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

Greystone Lands, Inc.
601 Beacon Parkway West, Suite 211
Birmingham, Alabama 35209

1997-14251

Inst

05/07/1997-14251
12:24 PM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
003 MCB 14.00

STATUTORY WARRANTY DEED

STATE OF ALABAMA)

) **KNOW ALL MEN BY THESE PRESENTS:**

SHELBY COUNTY)

That for and in consideration of TEN AND NO/100 DOLLARS (\$10.00) and other good and valuable consideration to the undersigned TAYLOR PROPERTIES, L.L.C., an Alabama limited liability company ("Grantor"), in hand paid by GREYSTONE LANDS, INC. ("Grantee"), the receipt and sufficiency of which are hereby acknowledged, Grantor does by these presents grant, bargain, sell and convey unto the said Grantee the following described real estate situated in Shelby County, Alabama, to-wit:

SEE EXHIBIT A ATTACHED HERETO AND MADE A PART HEREOF

TOGETHER WITH the nonexclusive easement to use the private roadways, Common Areas and Hugh Daniel Drive, all as more particularly described in the Greystone Farms Declaration of Covenants, Conditions and Restrictions recorded as Instrument #1995-16401 in the Probate Office of Shelby County, Alabama, and all amendments thereto.

ALSO SUBJECT TO: (1) Ad valorem taxes for the year 1997 and subsequent years not yet due and payable; (2) 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 said Probate Office; (3) Amended and Restated restrictive covenants as set out in instrument recorded in Real 265, page 96 in said Probate Office; (4) Rights of others to the use of Hugh Daniel Drive as described in instrument recorded in Deed Book 301, page 799 in said Probate Office; (5) Shelby Cable Agreement recorded in Real 350, page 545 in said Probate Office; (6) 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 said Probate Office; (7) Development Agreement including restrictions and covenants as set out in instrument between Daniel Oak Mountain Limited Partnership, Greystone Residential Association, Inc., Greystone Ridge, Inc. and United States Fidelity and Guaranty Company as Instrument #1994-22318 in said Probate Office; (8) Restrictions, covenants and homeowners association pertaining to Greystone Farms recorded as Instrument #1995-16401 in said Probate Office and First Amendment thereto recorded as Instrument #1996-01432 in said Probate Office and Second Amendment thereto recorded as Instrument #1996-21440 and Third Amendment thereto recorded as Instrument #1997-02587 in said Probate Office; (9) Easements and building setback lines as shown per recorded plat; (10) Right of way to Birmingham Water Works recorded as Instrument #1995-11637; (11) Easement to BellSouth Telecommunications recorded as Instrument #1995-7422; (12) Greystone Farms Reciprocal Easement Agreement recorded as Instrument #1995-16400 in said Probate Office; and (13) Greystone Farms Community Center Property Declaration of Covenants, Conditions and Restrictions recorded as Instrument #1995-16403 in said Probate Office.

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

IN WITNESS WHEREOF, Grantor, Taylor Properties, L.L.C., by and through Michael D. Fuller, who is authorized to execute this Statutory Warranty Deed as provided in Grantor's Articles of Organization and the November 19, 1996 Amended and Restated Operating Agreement which, as of this date have not been further modified or amended, has hereto set its signature and seal this 24 day of April, 1997.

TAYLOR PROPERTIES, L.L.C., an Alabama limited liability company

By: Michael D. Fuller
Michael D. Fuller
Its Manager

STATE OF ALABAMA)
)
JEFFERSON COUNTY)

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Michael D. Fuller, whose name as Manager of Taylor Properties, L.L.C., an Alabama limited liability company, 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 such conveyance, he, as such manager and with full authority, executed the same voluntarily for and as the act of said limited liability company.

Given under my hand and seal, this 24 day of April, 1997.

John D. Spence
Notary Public

[SEAL]

My commission expires:

7-26-97

dfyw1/38527

**EXHIBIT A TO
STATUTORY WARRANTY DEED**

Inst # 1997-14251

A parcel of land situated in the West 1/2 of Section 34, Township 18 South, Range 1 West, Shelby County, Alabama, being more particularly described as follows:

Commence at the Southeast corner of Lot 93 of Greystone Farms - Guilford Place - Phase 1, as recorded in Map Book 20 at page 105, Probate Office of Shelby County, Alabama, said point being the common back corner of Lots 93 and 94; thence run in a Southwesterly direction along the back lot line of Lot 93 a distance of 55.19 feet to the Southwest corner of said Lot 93, said corner being the POINT OF BEGINNING of the parcel herein described; thence continue in the same direction as the last described course, in a Southwesterly direction, a distance of 12.00 feet to a point; thence turn an interior angle of 98°28'13" and run to the right in a Northwesterly direction a distance of 95.55 feet to a point, said point being the Northwest corner of Lot 93, said corner also being on the right-of-way of Guilford Road; thence turn an interior angle of 7°00'53" and run to the right in a Southeasterly direction along the Southwest lot line of said Lot 93 a distance of 97.84 feet to the POINT OF BEGINNING; said parcel containing 569 square feet, more or less.

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