

STATE OF ALABAMA)
SHELBY COUNTY)

STATUTORY WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, That for and in consideration of ONE HUNDRED EIGHTEEN THOUSAND DOLLARS AND NO/100 (\$118,000.00) to the undersigned GRANTOR in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, JOHN G. BARNETT AND WIFE, UNA RAY BARNETT, (GRANTORS) do grant, bargain, sell and convey unto MICHAEL D. MARTIN AND WIFE, BARBARA H. MARTIN, (GRANTEES), the following described real estate situated in SHELBY COUNTY, ALABAMA to-wit:

Lot 14, according to the Amended Map of Greystone, First Sector, Phase VII, as recorded in Map Book 17 Page 53, in the Probate Office of Shelby County, Alabama. Mineral and mining rights excepted.

Subject to the exceptions as described on Exhibit "A", attached hereto and made a part hereof for all purposes.

TO HAVE AND TO HOLD unto the said GRANTEES as joint tenants, with right of survivorship, their heirs and assigns forever; it being the intention of the parties to this conveyance, that (unless the joint tenancy hereby created is severed or terminated during the joint lives of the grantees herein) in the event one grantee herein survives the other, the entire interest in fee simple shall pass to the surviving grantee, and if one does not survive the other, the heirs and assigns of the grantees herein shall take as tenants in common.

GRANTEE understands that acceptance of this deed constitutes acceptance of all of the terms, conditions and obligations of the Declaration of Protective Covenants for Greystone as set out herein.

IN WITNESS WHEREOF, the said GRANTOR has caused this conveyance to be executed this the 18 day of April, 1997.

 (Seal)
JOHN G. BARNETT

 (Seal)
UNA RAY BARNETT

STATE OF ALABAMA
JEFFERSON COUNTY

I, the undersigned, a Notary Public in and for said County in said State, hereby certify that JOHN B. BARNETT AND WIFE, UNA RAY BARNETT whose names are signed to the foregoing conveyance and who are known to me, acknowledged before me on this day that, being informed of the contents of the conveyance, they executed the same voluntarily on the day the same bears date.

Given under my hand and seal this 18 day of April, 1997.

Inst # 1997-14417

05/08/1997-14417
01:26 PM CERTIFIED

SHELBY COUNTY JUDGE OF PROBATE

002 MCD 129.00

Notary Public

Print Name: GENE W. GRAY, JR.

Commission Expires: 11/09/98

Inst # 1997-14417

EXHIBIT "A"

General and special taxes or assessments for 1997 and subsequent years not yet due and payable.

Public easements as shown by recorded plat.

Release of damages, restrictions, modifications, covenants, conditions, rights, privileges, immunities, and limitations, as applicable, as set out in, and as referenced in deed(s) recorded in Inst. No. 1994-26178 (Lot 15) and Inst. No. 1995-4506 (Lot 14) in the Probate Office.

Building setback line pursuant to the terms of the Declarations of Covenants, Conditions and Restrictions recorded in Real 317 page 260, as amended and Map Book 17 page 53.

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 60 page 260; and Deed Book 121 page 294 in Probate Office. We do further insure against loss or damage by the enforcement or attempted enforcement or right to use the surface of the land in order to remove minerals, without consent of the surface owner.

Underground Transmission Line Permit granted to Alabama Power Company by instrument recorded in Deed Book 305 page 637 and covenants recorded as Inst. #1994-1192 in Probate Office.

Restrictions, covenants and conditions and building setback lines as set out in Amended and Restated Restrictive Covenants recorded in Real 265 page 96 in Probate Office.

Covenant and Agreement for Water Service as set out in instrument between Dantract and Shelby County, as set out in Real 235 page 574 and amended by agreement as set out as Inst. #1993-20840 in Probate Office.

Greystone Residential Declaration of Covenants, Conditions and Restrictions, as set out in instrument recorded in Real 317 page 260, amended by Affidavit recorded in Real 319 page 235, and further amended by 1st Amendment to Greystone Residential Declaration of Covenants, Conditions and Restrictions recorded in Real 346 page 942, 2nd Amendment as recorded in Real 378 page 904, 3rd Amendment as recorded in Real 397 page 958, 4th Amendment as recorded as Inst. #1992-17890, 5th Amendment as recorded as Inst. #1993-3123 and further amended by 6th Amendment recorded as Inst. #1993-10163, 7th Amendment as recorded as Inst. #1993-16982, 8th Amendment as recorded as Inst. #1993-20968, 9th Amendment recorded as Inst. #1993-32840, 10th Amendment recorded as Inst. #1994-23329, 11th Amendment recorded as Inst. #1995-8111, 12th Amendment recorded as Inst. #1995-24267, 13th Amendment recorded as Inst. #1995-34231, 14th Amendment recorded as Inst. #1996-19860, 15th Amendment recorded as Inst. #1996-37514, 16th Amendment recorded as Inst. #1996-39737 and 17th Amendment recorded as Inst. #1997-2534 and as shown by Map Book 17 page 53 in the Probate Office.

Covenant releasing predecessor in title from any liability arising from sinkholes, limestone formations, soil conditions or any other known or unknown surface or subsurface conditions that may now or hereafter exist or occur or cause damage to subject property, as shown by instrument recorded in Map Book 17 page 53 in the Probate Office. The policy will insure that any violation of this covenant will not result in a forfeiture or reversion of title.

Reciprocal Easement Agreement pertaining to access and roadway easements as set out in Real 312 page 274 and 1st amended by Real 317 page 253 and 2nd amended as Inst. #1993-3124 in Probate Office.

Transmission Line Permit(s) to Alabama Power Company as shown by instrument(s) recorded in Real 350 page 206 in Probate Office.

Agreement between Daniel Oak Mountain Limited Partnership, an Alabama Limited Partnership and Shelby Cable, Inc. recorded in Real 350 page 545 in Probate Office.

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