

This instrument prepared  
without title examination by:

Send Tax Notice To:

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

City of Hoover  
P.O. Box 360628  
Hoover, Alabama 35236-0628

### STATUTORY WARRANTY DEED

STATE OF ALABAMA     )  
                                      ) **KNOW ALL MEN BY THESE PRESENTS:**  
SHELBY COUNTY         )

That for and in consideration of TEN DOLLARS (\$10.00) and other good and valuable consideration to the undersigned NANCY B. TAYLOR and SOUTHTRUST BANK OF ALABAMA, N.A., as Co-executors and Co-trustees under the Will of Wendell H. Taylor ("Grantor"), in hand paid by CITY OF HOOVER, ALABAMA, a municipal corporation ("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 (the "Property"), to-wit:

SEE EXHIBIT A ATTACHED  
HERETO AND MADE A PART HEREOF.

The Property is conveyed subject to the following:

- (1) General and special taxes and assessments for 1999 and subsequent years not yet due and payable. Grantor to pay taxes and assessments for 1998.
- (2) Fire district and library district assessments for the current year and all subsequent years thereafter.
- (3) Mining and mineral rights not owned by Grantor.
- (4) All applicable zoning ordinances.
- (5) All easements, restrictions, covenants, reservations, agreements, rights-of-way, and any other matters of record.
- (6) The covenants and restrictions set forth below in this Statutory Warranty Deed.

Grantee, by acceptance of this deed, acknowledges, covenants and agrees for itself, and its successors and assigns, that the Property conveyed herein shall remain forever in its natural, undisturbed condition, free from any buildings, structures or other improvements of any kind. The Property may be used for a buffer area, a wildlife preserve or nature preserve and for nature trails, picnic areas and uses normally associated with passive parks. The Property shall be held, sold, transferred, conveyed, used and otherwise maintained subject to the covenants and restrictions set forth in this paragraph, which covenants and restrictions shall run with the title to the Property for the benefit of the residents of the adjoining Greystone Farms subdivisions.

This instrument is executed by Grantor Nancy B. Taylor solely in her representative capacity named herein. This instrument is executed by SouthTrust Bank of Alabama, N. A. solely in its dual representative capacities named herein, and neither this instrument nor anything herein contained shall be construed as creating any indebtedness or obligation on the part of SouthTrust Bank of Alabama, N. A. in its individual or corporate capacity. It is understood that SouthTrust Bank of Alabama, N. A. is not a party hereto in its individual or corporate capacity and shall not be liable herein on any account whatsoever.

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

IN WITNESS WHEREOF, Grantor, NANCY B. TAYLOR and SOUTHTRUST BANK OF ALABAMA, N.A., as Co-executors and Co-trustees under the Will of Wendell H. Taylor, have hereto set their signatures and seals this 25<sup>th</sup> day of February, 1998.

Nancy B. Taylor  
NANCY B. TAYLOR, as Executor  
and Trustee under the Will of Wendell  
H. Taylor

SOUTHTRUST BANK OF  
ALABAMA, N.A., as Executor and  
Trustee under the Will of Wendell H.  
Taylor

By: Douglas C. Bell  
Its Sr. Vice President

STATE OF ALABAMA    )  
                                  )  
JEFFERSON COUNTY    )

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that NANCY B. TAYLOR, whose name as an Executor and Trustee under the Will of Wendell H. Taylor, 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, she, in her capacity as such Executor and Trustee and with full authority, executed the same voluntarily for and as the act of said Estate, acting as Executor and Trustee as aforesaid.

Given under my hand and seal, this 25<sup>th</sup> day of February, 1998.

Mary Paulette Johnson  
Notary Public

[SEAL]

My commission expires:

7/24/2001

STATE OF ALABAMA    )  
                                  )  
JEFFERSON COUNTY    )

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Douglas C. Bell, whose name as Sr. Vice Pres. of SOUTHTRUST BANK OF ALABAMA, N.A., as an Executor and Trustee under the Will of Wendell H. Taylor, 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, in his capacity as such officer of such Bank as Executor and Trustee and with full authority, executed the same voluntarily for and as the act of said Estate, acting as Executor and Trustee as aforesaid.

Given under my hand and seal, this 25<sup>th</sup> day of February, 1998.

Mary Gausette Johnson  
Notary Public

[SEAL]

My commission expires:

7/24/2001

DPY 52347

# AREA 1 OF GREYSTONE FARMS

STATE OF ALABAMA  
SHELBY COUNTY

A parcel of land situated in the Southeast 1/4 of Section 33, Township 18 South, Range 1 West, being more particularly described as follows:

Commence at the Southeast corner of said Section 33; thence run in a Westerly direction along the South line of said 1/4 Section on a bearing of N 88°49'29" W a distance of 1953.12 feet to a point, said point being the POINT OF BEGINNING of the parcel herein described; thence continue in the direction of the last described course a distance of 616.02 feet to a point, said point being the Southeast corner of the Oak Mountain Preserve Addition, as recorded in Map Book 22, page 6, in the Office of the Judge of Probate, Shelby County, Alabama; thence turn an angle to the right and run in a Northeasterly direction along the Southeasterly boundary of said Preserve on a bearing of N 36°29'59" E a distance of 78.29 feet to the Southernmost corner of Lot 29 of the 2nd Amended Map of The Brae, as recorded in Map Book 19, page 141, in the Office of the Judge of Probate, Shelby County, Alabama; thence turn an angle to the right and run in a Southeasterly direction on a bearing of S 59°06'02" E a distance of 30.15 feet to a point; thence turn an angle to the left and run in a Northeasterly direction on a bearing of N 37°44'09" E a distance of 1600.17 feet to a point; thence turn an angle to the left and run in a Northeasterly direction on a bearing of N 29°57'35" E a distance of 962.53 feet to a point; thence turn an angle to the left and run in a Northwesterly direction on a bearing of N 12°54'48" W a distance of 140.67 feet to a point, said point being on the Southerly right-of-way of a road known as Brae Trail, as recorded in said 2nd Amended Map of The Brae; thence turn an angle to the right and run along said right-of-way in a Northeasterly direction on a bearing of N 51°00'37" E a distance of 19.82 feet to a point, said point being the beginning of a curve to the right; thence continue along said right-of-way and along the arc of said curve, having a radius of 40.00 feet, a central angle of 59°24'15", and a chord bearing of N 80°42'44" E an arc distance of 41.47 feet; thence continue along said right-of-way, tangent to last described curve in a Southeasterly direction on a bearing of S 65°35'08" E a distance of 4.99 feet to a point, said point being on a curve to the left; thence continue along said right-of-way and along the arc of said curve, having a radius of 125.00 feet, a central angle of 64°17'04", and a chord bearing of N 78°16'20" E an arc distance of 140.25 feet to a point, said point being on a curve to the right; thence continue along said right-of-way and along the arc of said curve, having a radius of 75.00 feet, a central angle of 17°06'09", and a chord bearing of N 54°40'52" E an arc distance of 22.39 feet to a point, said point being on a curve to the right; thence continue along said right-of-way and along the arc of said curve, having a radius of 25.00 feet, a central angle of 135°06'09", and a chord bearing of S 49°12'32" E an arc distance of 58.95 feet to a point, said point being on the Westerly right-of-way of Hugh Daniel Drive; thence run along said right-of-way, tangent to last described curve in a Southwesterly direction on a bearing of S 18°20'33" W a distance of 33.90

feet to a point, said point being the beginning of a curve to the left; thence continue along said right-of-way and along the arc of said curve, having a radius of 264.29 feet, a central angle of  $71^{\circ}30'00''$ , and a chord bearing of  $S\ 17^{\circ}24'31''\ E$  an arc distance of 329.81 feet to a point; thence turn an angle to the right and leaving said right-of-way run in a Southwesterly direction on a bearing of  $S\ 06^{\circ}54'26''\ W$  a distance of 735.49 feet to a point; thence turn an angle to the right and run in a Southwesterly direction on a bearing of  $S\ 63^{\circ}17'24''\ W$  a distance of 286.26 feet to a point; thence turn an angle to the left and run in a Southwesterly direction on a bearing of  $S\ 46^{\circ}58'36''\ W$  a distance of 1101.22 feet to a point; thence turn an angle to the left and run in a Southwesterly direction on a bearing of  $S\ 08^{\circ}51'44''\ W$  a distance of 391.10 feet to the POINT OF BEGINNING. Said parcel containing 25.147 acres, more or less.

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Area 1 of Greystone Farms

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