

THIS INSTRUMENT PREPARED BY:
WEATHINGTON & MOORE, P.C.
819 Parkway Drive, S.E.
Leeds, Alabama 35094

Send Tax Notice To:
4156 Guilford Road
Birmingham, AL 35242

WARRANTY DEED, JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR

STATE OF ALABAMA
SHELBY COUNTY

KNOW ALL MEN BY THESE PRESENTS, That in consideration of One Hundred Eighty Five Thousand and No/100 Dollars (\$185,000.00) to the undersigned Grantor or Grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, I or we, F. Todd Burkhalter and wife, Jennifer Burkhalter (herein referred to as Grantors) do grant, bargain, sell and convey unto **Pete C. Nicastro and Kathleen J. Nicastro** (herein referred to as GRANTEES) for and during their joint lives and upon the death of either of them, then to the survivor of them in fee simple, together with every contingent remainder and right of reversion, the following described real estate situated in Shelby County, Alabama, to-wit:

Lot 142, according to the Final Record Plat of Greystone Farms, Guilford Place, Phase 1, as recorded in Map Book 20, page 105, in the Probate Office of Shelby County, Alabama.

SUBJECT TO:

1. Restrictions, covenants and conditions as to Greystone Farms, as set out in Instrument #1995-16401 and 1st Amendment recorded in Instrument #1996-1432 and 2nd Amendment recorded in Instrument #1996-21440, in the Probate Office of Shelby County, Alabama.
2. Easement to BellSouth Communications, as recorded in Instrument #1995-7422, said Probate Office.
3. Amended and restated restrictive covenants including building setback lines and specific provisions for dense buffer along Hugh Daniel Drive, as recorded in Real 265, page 96, said Probate Office, and dense buffer as shown on survey of Paragon Engineering, Inc. dated July 14, 1994.
4. Rights of others to use of Hugh Daniel Drive as described in instrument recorded in Deed Book 301, page 799, said Probate Office.
5. Shelby Cable Agreement as recorded in Real 350, page 545, said Probate Office.
6. Covenants and agreement for water service, as set out in an agreement recorded in Real Book 235, page 574, and modified by agreement recorded in Instrument #1992-20786, further modified by agreement recorded in Instrument #1993-20840, said Probate Office.
7. Right of way from Daniel Oak Mountain Limited to Shelby County, as recorded in Instrument #1994-21963, said Probate Office.
8. Development agreement between Daniel Oak Mountain Limited Partnership, Greystone Residential Association, Inc., Greystone Ridge, Inc. and United States Fidelity and Guaranty Company as recorded in Instrument #1994-22318, said Probate Office.
9. Greystone Farms Reciprocal Easement Agreement as recorded in Instrument #1995-16400, said Probate Office.

07/06/1998-25247
12:55 PM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
002 NCD 196.00

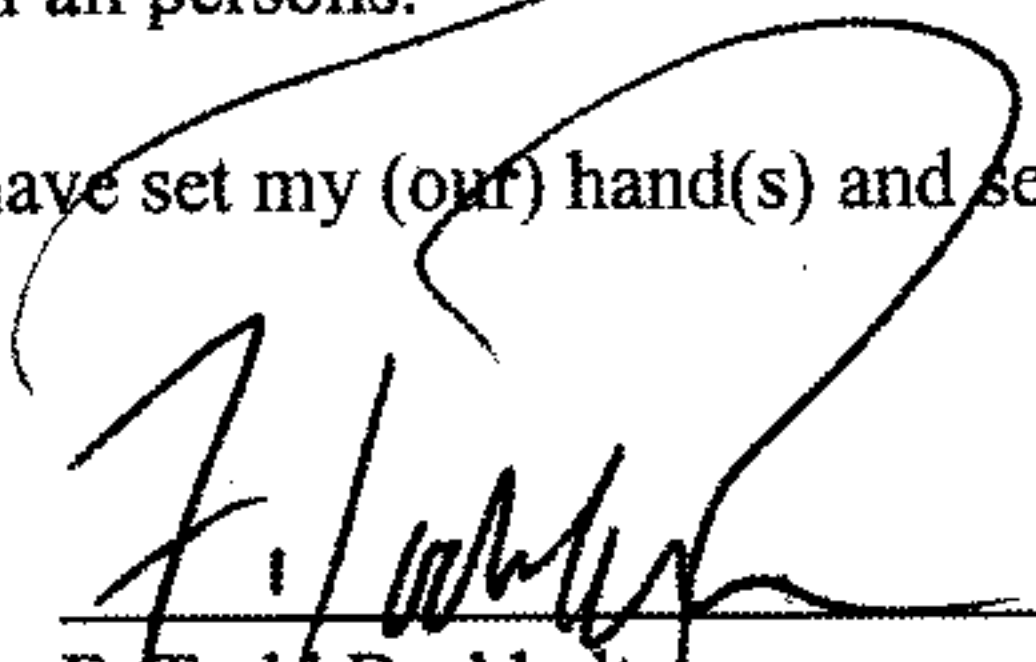
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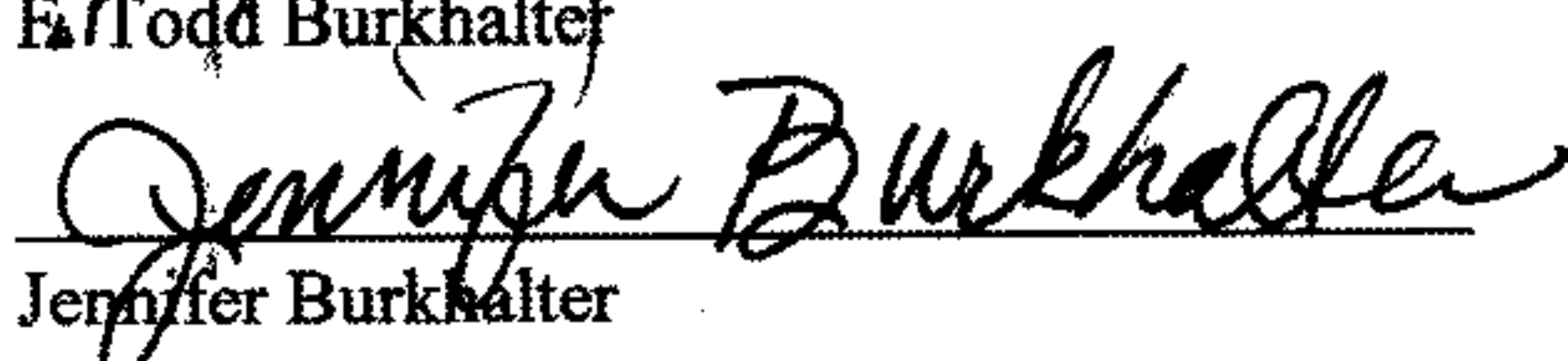
10. Greystone Farms Community Property Declaration of Covenants, Conditions and Restrictions recorded in Instrument #1995-16403, said Probate Office.
11. Release of damages as recorded in Instrument #1996-15698, said Probate Office.

TO HAVE AND TO HOLD to the said GRANTEES for and during their joint lives and upon the death of either of them, then to the survivor of them in fee simple, and to the heirs and assigns for such survivor forever, together with every contingent remainder and right of reversion.

And I (we) do for myself (ourselves) and for my (our) heirs, executors, and administrators covenant with the said GRANTEES, their heirs and assigns, that I am (we are) lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that I (we) have a good right to sell and convey the same as aforesaid; that I (we) will and my (our) heirs, executors, and administrators shall warrant and defend the same to the GRANTEES, their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, I (we) have set my (our) hand(s) and seal(s) this 1 day of July, 1998.


F. Todd Burkhalter


Jennifer Burkhalter

STATE OF ALABAMA
JEFFERSON COUNTY

I, the undersigned authority, a Notary Public in and for said County in said State, hereby certify that F. Todd Burkhalter and Jennifer Burkhalter, whose name(s) 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 official seal this 1 day of July, 1998.


Notary Public

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