

**THIS INSTRUMENT PREPARED BY:**  
MAYNARD, COOPER & GALE, P.C.  
1901 Sixth Avenue North  
2400 AmSouth/Harbert Plaza  
Birmingham, Alabama 35203

**SEND TAX NOTICE TO:**  
WILLIAM W. OSWALT  
1191 Berwick Road  
Hoover, Alabama 35242

**WARRANTY DEED**

STATE OF ALABAMA  
COUNTY OF SHELBY

**KNOW ALL MEN BY THESE PRESENTS,**

That in consideration of ONE HUNDRED FIFTY NINE THOUSAND NINE HUNDRED AND NO/100 Dollars (\$159,900.00) to the undersigned grantor or grantors in hand paid by the GRANTEE herein, the receipt whereof is acknowledged, we, **GREGORY W. ROUSE and wife, TRACY F. ROUSE** (herein referred to as GRANTORS) do grant, bargain, sell and convey unto WILLIAM W. OSWALT (herein referred to as GRANTEE) the following described real estate situated in Shelby County, Alabama, to-wit:

Lot 135-A, according to the Resurvey of Lots 129 Thru 178, Greystone Ridge Garden Homes, as recorded in Map Book 17, Page 28, in the Probate Office of Shelby County, Alabama.

**SUBJECT TO:**

1. All taxes for the year 1998 and thereafter.
2. Building setbacks as shown in Declaration of Greystone Ridge Covenants, Conditions and Restrictions recorded in Instrument No. 1992-4720.
3. Transmission Line Permits to Alabama Power Company recorded in Deed Book 141, Page 180, Real Volume 333, Page 201; and Real Volume 377, Page 441.
4. Title to all minerals within and underlying the premises, together with all mining rights and other rights, privileges and immunities relating thereto, together with any release of liability for injury or damage to persons or property as a result of the exercise of such rights as recorded in Deed Book 4, Page 486, 493 and 495.
5. Rights of others to the use of Hugh Daniel Drive as recorded in Deed Book 301, Page 799.
6. Covenant and Agreement for Water Service between Dantract and Shelby County as recorded in Real Volume 235, Page 574.
7. Restrictions, covenants, conditions and building setback lines as set out in Amended Restated Restrictive Covenants recorded in Real Volume 265, Page 96, as amended in Instrument No. 1993-20840.
8. Greystone Multi-Family Declaration of Covenants, Conditions and Restrictions recorded in Real Volume 316, Page 239, as amended by First Amendment recorded in Real Volume 319, Page 238, Second Amendment as recorded in Real Volume 336, Page 281; and Third Amendment recorded in Real Volume 397, Page 958; and by Instrument No. 1992-4710 and Instrument No. 1993-10164.
9. Greystone Ridge Garden Homes and First Addition to Greystone Ridge Garden Homes Declaration of Covenants, Conditions and Restrictions recorded in Instrument No. 1992-4720, as transferred in Instrument No. 1995-14646 and amended in Instrument No. 1995-14647.

Inst # 1998-28254

07/24/1998-28254  
01:27 PM CERTIFIED  
SHELBY COUNTY JUDGE OF PROBATE  
992 5M 43.00


10. Reciprocal Easement Agreement pertaining to access and roadway easements recorded in Real Volume 312, Page 274, as amended in Real Volume 317, Page 253, and further amended in Instrument No. 1993-3124.
11. Agreement between Daniel Oak Mountain Limited Partnership and Shelby Cable, Inc. recorded in Real Volume 350, Page 545.
12. Easement to Alabama Power Company recorded in Instrument No. 1992-26820.
13. Public utility easements as shown by recorded plat.

\$ 127,900.00 of the total consideration recited above was paid from the proceeds of a mortgage loan closed simultaneously herewith.

TO HAVE AND TO HOLD Unto the said GRANTEE, his, her or their heirs and assigns forever.

And we do for ourselves and for our heirs, executors, and administrators covenant with the said GRANTEE, his, her or their heirs and assigns, that we are lawfully seized in fee simple of said premises; that it is free from all encumbrances, unless otherwise noted above; that we have a good right to sell and convey the same as aforesaid; that we will and our heirs, executors and administrators shall warrant and defend the same to the said GRANTEE, his, her or their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, we have hereunto set our hands and seals this 15<sup>th</sup> day of July, 1998.

  
 \_\_\_\_\_  
 GREGORY W. ROUSE

  
 \_\_\_\_\_  
 TRACY F. ROUSE

Inst # 1998-28854

07/24/1998-28854

01:27 PM CERTIFIED

SHELBY COUNTY JUDGE OF PROBATE  
002 504 43.00

STATE OF Illinois  
 COUNTY OF COOK

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that GREGORY W. ROUSE and wife, TRACY F. ROUSE, 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 official seal this 16 day of July, 1998.

  
 \_\_\_\_\_  
 NOTARY PUBLIC

My Commission Expires:

(SEAL)

