

STATE OF ALABAMA)
)
SHELBY COUNTY)

KNOW ALL MEN BY THESE PRESENTS that in consideration of One Hundred Sixty-Eight Thousand and No/100 Dollars (\$168,000.00) to the undersigned grantor, in hand paid by the grantee herein, the receipt whereof is acknowledged, I, **Vera Lee Moss**, an unmarried woman (herein referred to as "Grantor"), grant, bargain, sell and convey unto **Peter F. Kern** (herein referred to as "Grantee"), the following described real estate, situated in Shelby County, Alabama to wit:

Lot 73, according to the survey of Greystone Ridge Garden Homes, as recorded in Map Book 16, Page 31 in the Probate Office of Shelby County, Alabama; being situated in Shelby County, Alabama.

Subject to and except for:

1. 1998 Ad Valorem Taxes.
2. Title to all minerals within and underlying the premises, together with all mining rights and other rights, privileges and immunities relating thereto not owned by the Grantor.
3. Building setbacks as shown in Declaration of Greystone Ridge Covenants, Conditions and Restrictions recorded in Instrument No. 1992-4720 in Probate Office of Shelby County, Alabama.
4. 10 foot public utility easement and an easement of undetermined footage as shown by map recorded in the Probate Office of Shelby County, Alabama.
5. Transmission Line Permit granted to Alabama Power Company as recorded in Deed Book 141, Page 180; Real 333, Page 201 and Real 377, page 441, in the Probate Office of Shelby County, Alabama.
6. Mining and Mineral rights and release of damages as recorded in Deed Book 4, Page 486, 493, and 495 in the Probate Office of Shelby County, Alabama.
7. Rights of others to use Hugh Daniel Drive, as described in instrument recorded in Deed Book 301, Page 799 in the Probate Office of Shelby County, Alabama.
8. Covenant and Agreement for Water Service as set out in instrument between Dantract and Shelby County, as set out in Real 235, page 574 in the Probate Office of Shelby County, Alabama.
9. Restrictions, covenants, conditions and building setback lines as set out in Amended Restated Restrictive Covenants recorded in Real 265, Page 96 in the Probate Office of Shelby County, Alabama.
10. Greystone Multifamily Declaration of Covenants, Conditions and Restrictions, as recorded in Real 316, Page 239 as amended by First Amendment recorded in Real 319, Page 238, Second Amendment as recorded in Real 336, Page 281 and Third Amendment being recorded in Real 397, Page 958, and by Instrument No. 1992-4710 in the Probate Office of Shelby County, Alabama.
11. Greystone Ridge Garden Homes and First Addition to Greystone Ridge Garden Homes Declaration of Covenants, Conditions and Restrictions as recorded in Instrument No. 1992-4720 in the Probate Office of Shelby County, Alabama.
12. Reciprocal Easement Agreement pertaining to access and roadway easements, as set out

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in Real 312, page 274, as amended in Real 317, page 253, in the Probate Office of Shelby County, Alabama.

13. Agreement between Daniel Oak Mountain Limited Partnership and Shelby Cable, Inc. recorded in Real 350, Page 545 in the Probate Office of Shelby County, Alabama.

TO HAVE AND TO HOLD to the said Grantee, his heirs and assigns forever.

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

IN WITNESS WHEREOF, I have hereunto set my hands and seal, this 31st day of August, 1998.

 (Seal)
Vera Lee Moss

STATE OF ALABAMA)

JEFFERSON COUNTY)

General acknowledgment

I, CATHERINE M. MILLS, a Notary Public in and for said County, in said State, hereby certify that Vera Lee Moss whose name 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 the conveyance she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 31st day of August, 1998.

Catherine M. Mills
Notary Public

11-2-98
My Commission Expires

THIS INSTRUMENT PREPARED BY:

James E. Vann, Esquire
Johnston & Conwell, L.L.C.
800 Shades Creek Parkway
Suite 325
Birmingham, AL 35209
(205) 414-1212

SEND TAX NOTICE TO:

Peter F. Kern
1310 Berwick Circle
Birmingham, AL 35242

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