

STATE OF ALABAMA )  
COUNTY OF SHELBY )

SEND TAX NOTICE TO:  
Mr. & Mrs. Stevan K. Goozée  
2695 Saddlecreek Trail  
Birmingham, AL 35242

\$ 440,000

**STATUTORY WARRANTY DEED**

THIS STATUTORY WARRANTY DEED is executed and delivered on this 21<sup>st</sup> day of January, 1999 by GREYSTONE DEVELOPMENT COMPANY, LLC, an Alabama limited liability company ("Grantor"), in favor of STEVAN K. GOOZÉE and wife, CHRISTINE P. GOOZÉE (Grantees").

KNOW ALL MEN BY THESE PRESENTS, that for and in consideration of the sum of Ten and No/100 Dollars (\$10.00), in hand paid by Grantees to Grantor and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged by Grantor, Grantor does by these presents, GRANT, BARGAIN, SELL and CONVEY unto 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, that certain real property (the "Property") situated in Shelby County, Alabama which is more particularly described in Exhibit A attached hereto and incorporated herein by reference.

The Property is conveyed subject to the following (collectively, the "Permitted Exceptions"):

1. Ad valorem taxes due and payable October 1, 1999 and all subsequent years thereafter.
2. Fire district dues and library district assessments for the current year and all subsequent years thereafter.
3. All easements, restrictions, rights-of-way, reservations and other matters of record.
4. The following use restrictions which shall be applicable to the Property and constitute covenants running with title to the Property:
  - (a) With respect to the Murray Property, as defined in Exhibit A hereto, the Murray Property shall be used solely for the construction and maintenance thereon of one (1) single-family residence; and
  - (b) With respect to the Luther Property, as defined in Exhibit A hereto, the Luther Property shall be used solely for the construction and maintenance thereon of not more than four (4) single-family residences.

TO HAVE AND TO HOLD unto 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 of such survivor forever, together with every contingent remainder and right of reversion, subject, however, to the Permitted Exceptions.

CANADA TITLE

01/29/1999-04043  
11:39 AM CERTIFIED  
SHELBY COUNTY JUDGE OF PROBATE  
003 MMS 453.50

IN WITNESS WHEREOF, Grantor has caused this Statutory Warranty Deed to be executed as of the day and year first above written.

**GREYSTONE DEVELOPMENT COMPANY,  
LLC, an Alabama limited liability company**

By: **DANIEL REALTY CORPORATION,**  
an Alabama corporation, Its Manager

By Chris A. Brown  
Its: VP

STATE OF ALABAMA                    )  
  :  
COUNTY OF JEFFERSON            )

I, the undersigned, a Notary Public in and for said county, in said state, hereby certify that Chris A. Brown whose name as Vice President of DANIEL REALTY CORPORATION, an Alabama corporation, as Manager of Greystone Development Company, LLC, an Alabama limited liability company, is signed to the foregoing instrument, and who is known to me, acknowledged before me on this day that, being informed of the contents of said instrument, he, as such officer and with full authority, executed the same voluntarily for and as the act of such corporation in its capacity as manager as aforesaid.

Given under my hand and official seal this the 21<sup>st</sup> day of January, 1999.

[Signature]  
Notary Public  
My Commission Expires: 9/8/2001

THIS INSTRUMENT PREPARED BY  
AND UPON RECORDING SHOULD BE  
RETURNED TO:  
Stephen R. Monk, Esq.  
Bradley Arant, Rose & White LLP  
2001 Park Place, Suite 1400  
Birmingham, Alabama 35203

**EXHIBIT A**

**LEGAL DESCRIPTION OF MURRAY AND LUTHER PROPERTY**

**Parcel 1:**

Lot 4-D, according to the Resurvey of Lots 4-C and 4-D, Saddle Creek Farms, as recorded in Map Book 14, Page 19 in the Office of the Judge of Probate of Shelby County, Alabama (the "Murray Property"); and

**Parcel 2:**

A parcel of land situated in the SE 1/4 of the SE 1/4 of Section 22, Township 18 South, Range 1 West, Shelby County, Alabama, being more particularly described as follows (the "Luther Property"):

Begin at the Southwest Corner of said SE 1/4 of the SE 1/4 of Section 22, Township 18 South, Range 1 West and run in a northerly direction along the West Line thereof for a distance of 1331.88 feet to the Northwest Corner of said 1/4 - 1/4 section; thence turn an angle to the right of 89 degrees 22 minutes 19 seconds and run in an easterly direction along the North Line thereof for a distance of 1326.57 feet to the Northeast Corner of said 1/4 - 1/4 section; thence turn an angle to the right of 90 degrees 30 minutes 47 seconds and run in a southerly direction along the East Line thereof for a distance of 631.23 feet; thence turn an angle to the right of 37 degrees 56 minutes 40 seconds and leaving said East Line run in a southwesterly direction for a distance of 894.42 feet to a point on a South Line of said Section 22; thence turn an angle to the right of 51 degrees 31 minutes 40 seconds and run in a westerly direction along said South Line for a distance of 779.25 feet to the Point of Beginning of the herein described parcel of land.

01/29/1999-04043 11:39:00 AM SHELBY COUNTY 003 MMS 453.50

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