

THIS INSTRUMENT PREPARED BY AND UPON  
RECORDING SHOULD BE RETURNED TO:  
Stephen R. Monk, Esq.  
Bradley Arant Rose & White, LLP  
2001 Park Place North, Suite 400  
Birmingham, Alabama 35242

SEND TAX NOTICE TO  
Hoover City Schools Foundation  
c/o Margie B. Goss  
100 Municipal Drive  
Hoover, AL 35226-3200

THIS STATUTORY WARRANTY DEED is executed and delivered on this 7th day of June, 1999 by GREYSTONE COVE, LLC, an Alabama limited liability company ("Grantor"), in favor of HOOVER CITY SCHOOLS FOUNDATION ("Grantee")

KNOW ALL MEN BY THESE PRESENTS, that for and in consideration of the sum of Sixty-Eight Thousand and No/100 Dollars (\$68,000.00), in hand paid by Grantee 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 Grantee the following described real property (the "Property") situated in Shelby County, Alabama:

Lot 113, according to the Survey of The Cove of Greystone, Phase I, as recorded in Map Book 25, Page 38 A & B, in the Probate Office of Shelby County, Alabama; being situated in Shelby County, Alabama.

The Property is conveyed subject to the following

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. Mining and mineral rights not owned by Grantor.
  4. All applicable zoning ordinances
  5. The easements, restrictions, reservations, covenants, agreements and all other terms and provisions of The Cove of Greystone Declaration of Covenants, Conditions and Restrictions dated October 1, 1998 and recorded as Instrument No. 1998-38836 in the Probate Office of Shelby County, Alabama, as amended, (which, together with all amendments thereto, is hereinafter collectively referred to as the "Declaration").
  6. Any Dwelling, as defined in the Declaration, built on the Property shall contain not less than 2,800 square feet of Living Space as defined in the Declaration, for a single-story house; or 3,000 square feet of Living Space, as defined in the Declaration, for multi-story home.
- ALL OF THE PURCHASE PRICE WAS PAID FROM A MORTGAGE LOAN CLOSED SIMULTANEOUSLY HEREWITH
7. Subject to the provisions of Sections 6.04(a), 6.04(b) and 6.05 of the Declaration, the Property shall be subject to the following minimum setbacks:

- (i) Front Setback: 50 feet;
- (ii) Rear Setback: 50 feet;
- (iii) Side Setbacks: 15 feet

The foregoing setbacks shall be measured from the property lines of the Property

8. All easements, restrictions, reservations, agreements, rights-of-way, building setback lines and any other matters of record

Grantee, by acceptance of this deed, acknowledges, covenants and agrees for itself and its successors and assigns, that Grantor shall not be liable for and Grantee, hereby waives and releases Grantor, its officers, agents, employees, directors, shareholders, partners, mortgagees and their respective successors and assigns from, any liability of any nature on account of loss, damage or injuries to buildings, structures, improvements, personal property or to Grantee or any owner, occupants or other person who enters upon any portion of the Property as a result of any past, present or future soil, surface and/or subsurface conditions, known or unknown (including, without limitation, sinkholes, underground mines, tunnels and limestone formations and deposits) under or upon the Property or any property surrounding, adjacent to or in close proximity with the Property which may be owned by Grantor.

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

IN WITNESS WHEREOF, the undersigned COVE OF GREYSTONE, LLC, has caused this Statutory Warranty Deed to be executed as of the day and year first above written.

GREYSTONE COVE, LLC, an Alabama limited liability company

By: Daniel Realty Company, an Alabama general partnership,  
Its Co-Manager

By: Daniel Equity Partners Limited Partnership, a Virginia limited partnership, Its Managing Partner

By: Daniel Equity Corporation I, a Virginia corporation,  
Its General Partner

By: Chris A. Brown  
Its Vice President

STATE OF ALABAMA )

SHELBY COUNTY )

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 Equity Corporation I, a Virginia corporation, as General Partner of Daniel Equity Partners Limited Partnership, a Virginia limited partnership, as Managing Partner of Daniel Realty Company, in its capacity as Co-Manager of GREYSTONE COVE, 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, as General Partner of Daniel Equity Partners Limited Partnership, a Virginia limited partnership, as Managing Partner of Daniel Realty Company, in its capacity as Co-Manager of Greystone Cove, LLC, an Alabama limited liability company.

Given under my hand and official seal, this the 7<sup>th</sup> day of June, 1999.

Theresa Ann Duncanson  
Notary Public  
My Commission Expires Feb 1, 2003

06/24/1999-26453

01:39 PM CERTIFIED  
SHELBY COUNTY JUDGE OF PROBATE

001 NMS

9.50

STATUTORY  
WARRANTY DEED

CORPORATE-  
PARTNERSHIP

Inst # 1999-26453