

This instrument prepared by:
John N. Randolph, Attorney
Shute & Perrott P.C.
2222 Arlington Avenue
Birmingham, Alabama 35205

Send Tax Notice to:
Roger Bass

WARRANTY DEED

State of Alabama

KNOW ALL MEN BY THESE PRESENTS,

Shelby County

That in consideration of One Hundred Forty-Two Thousand Five Hundred and 00/100 (\$142,500.00) Dollars to the undersigned grantors in hand paid by the Grantee herein, the receipt whereof is acknowledged, we, Harry B. Brock, Jr. and wife, Jane H. Brock, (herein referred to as Grantors) do grant, bargain, sell and convey unto Roger Bass (herein referred to as Grantee) the following described real estate situated in Shelby County, Alabama, to-wit:

Lot 2, according to The Crest at Graystone, Second Addition, as recorded in Map Book 19, page 53, in the Probate Office of Shelby County, Alabama; being situated in Shelby County, Alabama.

Mineral and mining rights excepted.

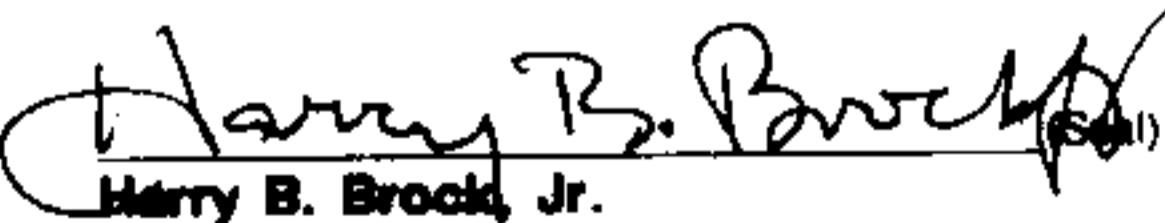
Subject to:

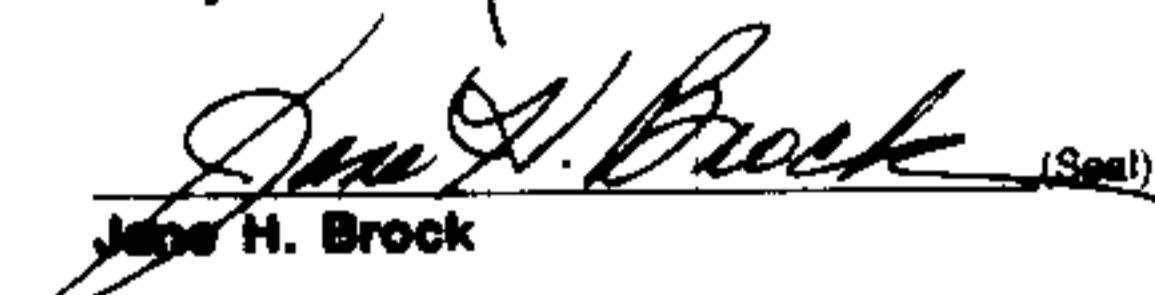
1. Advalorem taxes for the current tax year which grantees herein assume and agree to pay.
2. Building setback as set forth in the Declarations recorded as Instrument #1992-22103, 1st Amendment as Instrument #1994-3752, and 2nd Amendment as Instrument #1995-0941 and 3rd Amendment recorded as Instrument #1995-32703 in Probate Office.
3. Right(s) of Way(s), covenants and agreements granted to The Water Works and Sewer Board of the City of Birmingham by Instrument(s) #1994-26397, in Probate Office.
4. Title to all minerals within and underlying the premises, together with all mining rights and other rights, privileges, and immunities related thereto, including rights set out in Deed 121, page 294, and Deed 60, page 260, in Probate Office.
5. Release of damages as set out in Instruments recorded in Instrument #1992-22103; 1st Amendment as Instrument #1994-3752 and 2nd Amendment as Instrument #1995-0941, in Probate Office.
6. Covenant releasing predecessor in title from any liability arising from sinkholes, limestone formations, soil conditions, or any other known or unknown surface or subsurface conditions that may now or hereafter exist or occur or cause damage to subject property, as shown by instrument recorded in Map Book 19, page 153, in Probate Office.
7. Amendment and Restated Restrictive Covenants as set out in Real 265, page 96, in Probate Office.
8. Easement to Alabama Power Company as set out in Instrument #1194-34842, in Probate Office.
9. The Crest at Graystone Declaration of Covenants, Conditions, and Restrictions as set out as Instrument #1992-22103, as amended by Instrument #1994-03752 and 2nd Amendment as Instrument #1995-0941 and Instrument #1995-32703, in Probate Office.
10. Release of damages, restrictions, modifications, covenants, conditions, rights, privileges, immunities, and limitations, as applicable, as set out in, and as referenced in Deed(s) recorded in Instrument No. 1995-10097, in the Probate Office.

TO HAVE AND TO HOLD Unto the said Grantee, his/her heirs and assigns forever.

And we do for ourselves and for our heirs, executors, and administrators covenant with the said Grantee, his/her heirs and assigns, that we are lawfully seized in fee simple of said premises; that they are 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 heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, we have hereunto set our hands and seals this 27th day of August, 1999.


Harry B. Brock, Jr.


Jane H. Brock

Inst # 1999-36870

09/01/1999-36870
03:50 PM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
002 MMS 153.50

STATE OF North Carolina
Macon COUNTY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Harry B. Brock, Jr. and wife, Jane H. Brock, 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 27th day of August, 1999.

Gina R. McDonald

Notary Public

Affx Seal

My commission expires: 7/28/2002



* 1999-36870

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