

Send Tax Notice To:
Cherilyn J. Selikoff
1249 Berwick Road
Birmingham, Alabama 35242

This instrument was prepared by:
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& Kimbrough, L.L.C.
P. O. Box 380275
Birmingham, AL 35238

Inst # 1999-46204

11/12/1999-46204
08:17 AM CERTIFIED

SHELBY COUNTY JUDGE OF PROBATE

003 HWS 14.70

Warranty Deed

STATE OF ALABAMA)

KNOW ALL MEN BY THESE PRESENTS,

COUNTY OF SHELBY)

THAT IN CONSIDERATION OF One Hundred Sixty Four Thousand Dollars and 00/100 (\$164,000.00) and other good and valuable consideration to the undersigned Grantors in hand paid by the Grantees herein, the receipt of which is hereby acknowledged, **PATRICIA L. ALBERS, a single woman** (herein referred to as Grantors, whether one or more) do grant, bargain, sell and convey unto **CHERILYN J. SELIKOFF, a single woman**, (herein referred to as Grantees, whether one or more), in fee simple, together with every contingent remainder and right of reversion, the following described real estate, situated in the State of Alabama, County of Jefferson, to-wit:

- Lot 106, 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.

Subject to:

1. General and special taxes or assessments for 1999 and subsequent years not yet due and payable.
2. Restrictions as shown by recorded Map.
3. Building setbacks as shown in Declaration of Greystone Ridge Covenants, Conditions and Restrictions recorded in Instrument 1992/4720, in the Probate Office of Shelby County, Alabama, but omitting any covenant or restriction based on race, color, religion, sex, handicap, familial status, or national origin.
4. Transmission line permit 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.
5. Mineral and mining rights and rights incident thereto recorded in Deed Book 4, pages 486, 493 and 495, in the Probate Office of Shelby County, Alabama.
6. Rights of others to use of Hugh Daniel Drive, as described in instrument recorded in Deed Book 301, page 799, in the Probate Office of Shelby County, Alabama.

7. Covenant and agreement for water service as set out in Real 235, page 574 and amended by agreement recorded in Instrument 1993/20840, in the Probate Office of Shelby County, Alabama.
8. 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, but omitting any covenant or restriction based on race, color, religion, sex, handicap, familial status, or national origin.
9. Greystone Ridge Garden Home and First Addition to Greystone Ridge Garden Homes Declaration of covenants, conditions and restrictions recorded in Instrument 1992/4720, in the Probate Office of Shelby County, Alabama, but omitting any covenant or restriction based on race, color, religion, sex, handicap, familial status, or national origin.
10. Reciprocal Easement Agreement pertaining to access and roadway easements, recorded in Real 312, page 274, First Amendment recorded in Real 317, page 253 and 2nd Amendment recorded in Instrument 1993/3124, in the Probate Office of Shelby County, Alabama.
11. 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.
12. Easement for Alabama Power Company recorded in Instrument 1992/26820, in the Probate Office of Shelby County, Alabama.
13. Greystone Residential Declaration of Covenants, Conditions and Restrictions recorded in Real 317, page 260, amended by Real 319, page 235 and by First Amendment to Restrictions, recorded in Real 346, page 942; Second Amendment recorded in Real 378, page 904; Third Amendment recorded in Real 397, page 958; Fourth Amendment recorded in Instrument 1992-17890, Fifth Amendment recorded in Instrument 1993-3123; Sixth Amendment recorded in Instrument 1993-10163; Seventh Amendment recorded in Instrument 1993-16982; Eighth Amendment recorded in Instrument 1993-20968; Ninth Amendment recorded in Instrument 1993-32840; Tenth Amendment recorded in Instrument 1994-23329; Eleventh Amendment recorded in Instrument 1995-08111; Twelfth Amendment recorded in Instrument 1995-24267; Thirteenth Amendment recorded in Instrument 1995-34231; Fourteenth Amendment recorded in Instrument No. 1996-19860; Fifteenth Amendment recorded in Instrument No. 1996-37514; Sixteenth Amendment recorded in Instrument No. 1996-39737; Seventeenth Amendment recorded in Instrument 1997-02534; Eighteenth Amendment recorded in Instrument No. 1997-17533; Nineteenth Amendment recorded in Instrument No. 1997-30081 in the Probate Office of Shelby County, Alabama, but omitted any covenant or restriction based on race, color, religion, sex, handicap, familial status, or national origin.

NOTE: \$131,200.00 of the above consideration was paid from the proceeds of first mortgage and \$32,800.00 was paid from the proceeds of second mortgage filed simultaneously herewith.

TO HAVE AND TO HOLD unto the said Grantee his heirs and assigns, forever in fee simple forever, together with every contingent remainder and right of reversion.

And I do for myself and for my heirs, executors, and administrators covenant with said Grantees, their 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 I will and my heirs, executors and administrators shall, warrant and defend the same to the said Grantees, their heirs, and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, I have hereunto set my hand and seal, this 5th day of November, 1999.

Patricia L. Albers
By: Lisa Day as Attorney In Fact for
By: Lisa Day As Attorney In Fact for Patricia L.
Albers

Patricia L. Albers

STATE OF ALABAMA
SHELBY COUNTY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Lisa Day As Attorney In Fact for Patricia L. Albers, whose name 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 this instrument, she, executed the same voluntarily on the day the same bears date.

Given under my hand and official seal, this the 5th day of November, 1999.

Joyce F Crawford
Notary Public
My Commission Expires: 07-26-03

Inst # 1999-46204

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