

This instrument was prepared by:

William R. Justice
P.O. Box 1144
Columbiana, Alabama 35051

Grantee's address:
2157 Partridge Berry Road
Birmingham, Alabama 35242

Inst. # 1999-49739

12/09/1999-49739
09:15 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
003 MMS 15.00

WARRANTY DEED

STATE OF ALABAMA

SHELBY COUNTY **KNOW ALL MEN BY THESE PRESENTS,**

That in consideration of One and no/100 DOLLARS (\$1.00) to the undersigned GRANTOR in hand paid by the GRANTEE herein, the receipt whereof is acknowledged, and the exchange of like kind property of equal value, the undersigned David W. Brasfield and Phyllis M. Brasfield, husband and wife, (referred to as GRANTOR, whether one or more) do grant, bargain, sell and convey unto Robert D. Kirk, III (herein referred to as GRANTEE, whether one or more) the following described real estate situated in Shelby County, Alabama to-wit:

Lot 14, according to the survey of The Crest at Greystone, First Addition, as recorded in Map Book 19 page 52 in the Probate Office of Shelby County, Alabama, being situated in Shelby County, Alabama.

Subject to:

1. Ad valorem taxes, library district dues and fire district assessments for the year 2000 and subsequent years.
2. Building line and easements are set forth in the Declaration of Protective Covenants.
3. Mineral and mining rights and rights incident thereto recorded in Volume 60, page 260 and Volume 121, page 294, in the Probate Office of Shelby County, Alabama.
4. Underground transmission grants to Alabama Power Company recorded in Volume 305, page 637 in the Probate Office of Shelby County, Alabama.
5. Restrictions or Covenants recorded in Real 265, page 96, in the Probate Office of Shelby County, Alabama.
6. Agreement between Daniel Oak Mountain, Ltd. and Shelby Cable recorded in Real 350, page 545 in the Probate Office of Shelby County, Alabama.

7. Right of way and Easement to Water Works and Sewer Board recorded in Instrument 1994-26400 in the Probate Office of Shelby County, Alabama.
8. Rights of others to use Hugh Daniel Drive recorded in Volume 301, page 799 in the Probate Office of Shelby County, Alabama.
9. Restrictions or Covenants recorded in Instrument 1995-941, in the Probate Office of Shelby County, Alabama.
10. Building setback as set forth in the Declarations recorded in Instrument #1992-22103, 1st Amendment recorded in Instrument 1994-3752 and 2nd Amendment to be recorded in the Probate Office of Shelby County, Alabama, also known in Map Book 19, page 52.
11. Release of Damages recorded in Instrument 1992-22103; 1st Amendment recorded in Instrument 1994-3752 and 2nd Amendment recorded in Instrument 1995-941, in the Probate Office of Shelby County, Alabama.
12. The Crest at Greystone Declaration of Covenants, Conditions and Restrictions recorded in Instrument 1992-22103; 1st Amendment by 1994-03752, and 2nd Amendment by Instrument 1995-941 in the Probate Office of Shelby County, Alabama.
13. Easements or rights-of-way as would be shown by an accurate Survey.

TO HAVE AND TO HOLD to the said GRANTEE, his, her or their heirs and assigns forever.

And GRANTOR does for GRANTOR and for GRANTOR'S heirs, executors, and administrators covenant with the said GRANTEE and GRANTEE'S heirs and assigns, that GRANTOR is lawfully seized in fee simple of said premises; that they are free from all encumbrances unless otherwise noted above; that GRANTOR has a good right to sell and convey the same as aforesaid; that GRANTOR will and GRANTOR'S heirs, executors and administrators shall warrant and defend the same to the said GRANTEE and GRANTEE'S heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, GRANTOR has hereunto set GRANTOR'S hand and seal, this

12 day of November, 1999.


David W. Brasfield


Phyllis M. Brasfield

STATE OF ALABAMA
SHELBY COUNTY

General Acknowledgment

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that David W. Brasfield and Phyllis M. Brasfield, husband and wife, 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 12th day of November, 1999.




Notary Public

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