

Value  
\*125,000.00

This instrument prepared  
without title examination by:

Send Tax Notice To:

Mary Thornton Taylor  
Dominick, Fletcher, Yeilding,  
Wood & Lloyd, P.A.  
2121 Highland Avenue  
Birmingham, Alabama 35205

Greystone Farms Owner's Association, Inc.  
1000 Farmhouse Road  
Birmingham, Alabama 35242

### STATUTORY WARRANTY DEED

STATE OF ALABAMA )

) KNOW ALL PERSONS BY THESE PRESENTS:

SHELBY COUNTY )

That for and in consideration of TEN DOLLARS (\$10.00) and other good and valuable consideration to the undersigned TAYLOR PROPERTIES, L.L.C., an Alabama limited liability company ("Grantor"), in hand paid by the GREYSTONE FARMS OWNER'S ASSOCIATION, INC., an Alabama non-profit corporation ("Grantee"), the receipt and sufficiency of which are hereby acknowledged, Grantor does by these presents grant, bargain, sell and convey unto the said Grantee the following described real estate situated in Shelby County, Alabama (collectively, the "Property"), to-wit:

#### PARCEL I:

The Community Center Property as more particularly described in Exhibit A attached hereto and made a part hereof.

#### PARCEL II:

All roadways situated within the Greystone Farms Subdivision, which is more particularly described in Exhibit B attached hereto and made a part hereof.

The Property is conveyed subject to the following:

- (1) General and special taxes and assessments for 2000 and subsequent years not yet due and payable.
- (2) Fire district 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 Greystone Farms Declaration of Covenants, Conditions and Restrictions recorded as Instrument #1995-16401 in said Probate Office and all amendments thereto recorded in said Probate Office (the "Greystone Farms Declaration").
- (6) The Community Center Property Declaration of Covenants, Conditions and Restrictions recorded as Instrument #1995-16403 in said Probate Office (the "Community Center Declaration").

02/04/2000-03654  
10:35 AM CERTIFIED  
SHELBY COUNTY CLERK OF PROBATE  
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(7) All easements, restrictions, covenants, reservations, agreements, rights-of-way, and any other matters of record.

Grantee, by acceptance of this deed, acknowledges, covenants and agrees for itself, and its successors and assigns, that the Property shall be Common Area, as defined in the Declaration and shall be held, sold, transferred, conveyed, used and otherwise maintained subject to the Greystone Farms Declaration and the Community Center Declaration for the benefit of the residents of the Greystone Farms subdivision

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

**IN WITNESS WHEREOF**, Grantor, Taylor Properties, L.L.C., by and through Michael D. Fuller, its Manager, who is authorized to execute this Statutory Warranty Deed as provided in Grantor's Articles of Organization and the November 19, 1996 Amended and Restated Operating Agreement which, as of this date have not been further modified or amended, has hereto set its signature and seal this 21<sup>st</sup> day of December, 1999.

**TAYLOR PROPERTIES, L.L.C.,**  
an Alabama limited liability company

By: Michael D. Fuller  
Michael D. Fuller  
Its Manager

STATE OF ALABAMA     )  
                                      )  
JEFFERSON COUNTY    )

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Michael D. Fuller, whose name as Manager of Taylor Properties, L.L.C., an Alabama limited liability company, is signed to the foregoing conveyance, and who is known to me, acknowledged before me, on this day that, being informed of the contents of such conveyance, he, as such Manager and with full authority, executed the same voluntarily for and as the act of said limited liability company.

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

Mary Catherine Johnson  
Notary Public

[SEAL]

My commission expires:

7/24/2001

w0100919

## EXHIBIT A

### THE COMMUNITY CENTER PROPERTY

A parcel of land situated in the Southeast  $\frac{1}{4}$  of the Northwest  $\frac{1}{4}$ , and the East  $\frac{1}{2}$  of the Southwest  $\frac{1}{4}$ , all in Section 34, Township 18 South, Range 1 West, Shelby County, Alabama, being more particularly described as follows:

Commence at the Southeast corner of the Northwest  $\frac{1}{4}$  of said Section 34 and run in a Westerly direction along the South line of said  $\frac{1}{4}$  section a distance of 417.35 feet to the POINT OF BEGINNING of the herein described parcel; thence turn a deflection angle of  $72^{\circ}03'32''$  and run to the left in a Southwesterly direction a distance of 10.42 feet to a point; thence turn an interior angle of  $118^{\circ}29'09''$  and run to the right in a Southwesterly direction a distance of 56.80 feet to a point; thence turn an interior angle of  $258^{\circ}50'56''$  and run to the left in a Southerly direction a distance of 272.35 feet to a point; thence turn an interior angle of  $255^{\circ}42'17''$  and run to the left in a Southeasterly direction a distance of 56.77 feet to a point; thence turn an interior angle of  $70^{\circ}26'46''$  and run to the right in a Southwesterly direction a distance of 176.42 feet to a point; thence turn an interior angle of  $204^{\circ}27'08''$  and run to the left in a Southwesterly direction a distance of 201.75 feet to a point; thence turn an interior angle of  $196^{\circ}37'41''$  and run to the left in a Southeasterly direction a distance of 134.80 feet to a point; thence turn an interior angle of  $207^{\circ}09'12''$  and run to the left in a Southeasterly direction a distance of 134.94 feet to a point; thence turn an interior angle of  $284^{\circ}10'51''$  and run to the left in a Northeasterly direction a distance of 168.87 feet to a point; thence turn an interior angle of  $56^{\circ}57'20''$  and run to the right in a Southeasterly direction a distance of 214.21 feet to a point; thence turn an interior angle of  $195^{\circ}11'12''$  and run to the left in a Southeasterly direction a distance of 124.01 feet to a point; thence turn an interior angle of  $146^{\circ}52'28''$  and run to the right in a Southerly direction a distance of 192.38 feet to a point; thence turn an interior angle of  $95^{\circ}38'34''$  and run to the right in a Westerly direction a distance of 225.60 feet to a point; thence turn an interior angle of  $114^{\circ}06'49''$  and run to the right in a Northwesternly direction a distance of 76.20 feet to a point; thence turn an interior angle of  $242^{\circ}36'35''$  and run to the left in a Westerly direction a distance of 141.26 feet to a point; thence turn an interior angle of  $60^{\circ}12'49''$  and run to the right in a Northeasterly direction a distance of 105.56 feet to a point; thence turn an interior angle of  $221^{\circ}48'05''$  and run to the left in a Northwesternly direction a distance of 31.43 feet to a point; thence turn an interior angle of  $247^{\circ}27'52''$  and run to the left in a Northwesternly direction a distance of 66.61 feet to a point; thence turn an interior angle of  $199^{\circ}20'26''$  and run to the left in a Southwesterly direction a distance of 147.12 feet to a point; thence turn an interior angle of  $210^{\circ}36'06''$  and run to the left in a Southwesterly direction a distance of 69.11 feet to a point; thence turn an interior angle of  $205^{\circ}21'31''$  and run to the left in a Southwesterly direction a distance of 142.11 feet to a point; thence turn an interior angle of  $65^{\circ}22'21''$  and run to the right in a Northwesternly direction a distance of 86.79 feet to a point; thence turn an interior angle of  $266^{\circ}00'50''$  and run to the left in a Southwesterly direction a distance of 152.13 feet to a point; thence turn an interior angle of  $198^{\circ}42'51''$  and run to the left in a Southwesterly direction a distance of 192.84 feet to a point; thence turn an interior angle of  $143^{\circ}18'59''$  and run to the right in a

Southwesterly direction a distance of 145.23 feet to a point; thence turn an interior angle of  $71^{\circ}38'37''$  and run to the right in a Northerly direction a distance of 22.24 feet to a point on the Southeasterly right-of-way of a proposed 50 foot wide road, said point also lying on a curve to the left having a central angle of  $26^{\circ}34'06''$  and a radius of 275.00 feet; thence turn an interior angle of  $134^{\circ}20'27''$  to tangent and run in a Northeasterly direction an arc distance of 127.52 feet to a point; thence continue in a Northeasterly direction along said right-of-way tangent to last described curve a distance of 438.87 feet to a point on a curve to the left, said curve having a central angle of  $34^{\circ}22'42''$  and a radius of 325.00 feet; thence run along said right-of-way and arc of said curve in a Northeasterly to Northerly to Northwesterly direction an arc distance of 195.00 feet to a point; thence continue along said right-of-way tangent to last described curve in a Northwesterly direction a distance of 153.71 feet to a point on a curve to the right having a central angle of  $8^{\circ}50'24''$  and a radius of 225.00 feet; thence continue along said right-of-way and arc of said curve in a Northwesterly direction an arc distance of 34.71 feet to a point; thence continue along said right-of-way tangent to last described curve in a Northwesterly direction a distance of 179.20 feet to a point on a curve to the right having a central angle of  $29^{\circ}01'03''$  and a radius of 375.00 feet; thence continue along said right-of-way and arc of said curve in a Northwesterly to Northerly to Northeasterly direction an arc distance of 189.92 feet to a point; thence continue along said right-of-way tangent to last described curve in a Northeasterly direction a distance of 405.16 feet to a point on a curve to the right having a central angle of  $30^{\circ}24'47''$  and a radius of 475.00 feet; thence continue along said right-of-way and arc of said curve a distance of 252.13 feet to a point; thence continue along said right-of-way tangent to last described curve in a Northeasterly direction a distance of 100.75 feet to a point on a curve to the right having a central angle of  $76^{\circ}05'39''$  and a radius of 275.00 feet; thence continue along said right-of-way and arc of said curve in a Northeasterly to Easterly to Southeasterly direction an arc distance of 365.23 feet to a point; thence continue along said right-of-way tangent to last described curve in a Southeasterly direction a distance of 31.31 feet to a point; thence turn an interior angle of  $118^{\circ}41'21''$  and leaving said right-of-way run to the right in a Southwesterly direction a distance of 268.74 feet to a point; thence turn an interior angle of  $261^{\circ}56'40''$  and run to the left in a Southeasterly direction a distance of 71.66 feet to a point; thence turn an interior angle of  $91^{\circ}19'00''$  and run to the right in a Southwesterly direction a distance of 94.00 feet to the POINT OF BEGINNING, contains 26.147 acres, more or less.

## EXHIBIT B

All Roadways and improvements related thereto including, but not limited to, guardhouses, gates, entrance walls, walls, signage, street lights, traffic signs and signals, lighting, sidewalks, and paths, situated within Parcel 7 and Tract 11, situated within the following:

### PARCEL 7

Commence at the Southwest corner of Section 34, Township 18 South, Range 1 West, Shelby County, Alabama; thence South  $86^{\circ}43'22''$  East on the South boundary of said Section 34, a distance of 2875.43 feet to a point; thence North  $1^{\circ}12'39''$  East on the east boundary of the Southwest  $\frac{1}{4}$  of said Section 34 a distance of 1297.71 feet to a point; thence North  $44^{\circ}52'01''$  West a distance of 798.93 feet to a point; thence North  $6^{\circ}29'40''$  East a distance of 1590.53 feet to a point; thence North  $36^{\circ}12'25''$  East a distance of 120.00 feet to a point on the South right-of-way of Hugh Daniel Drive, said point being the P.C. of a curve to the left having a central angle of  $14^{\circ}42'00''$  and a radius of 1437.79 feet; thence Northwesterly along said curve a distance of 368.88 feet to the tangent of said curve; thence North  $68^{\circ}29'40''$  West on the South right-of-way of said Hugh Daniel Drive a distance of 409.95 feet to a curve to the left having a central angle of  $67^{\circ}01'19''$  and a radius of 240.00 feet; thence along said curve a distance of 280.74 feet to a point; thence tangent to said curve South  $44^{\circ}29'01''$  West a distance of 257.66 feet to a curve to the left having a central angle of  $11^{\circ}35'28''$  and a radius of 2275.31 feet; thence along said curve a distance of 460.30 feet to a point; thence tangent to said curve South  $32^{\circ}53'33''$  West a distance of 298.21 feet to a curve to the right having a central angle of  $29^{\circ}21'02''$  and a radius of 840.00 feet to a point; thence along said curve a distance of 371.66 feet to a point; thence tangent to said curve South  $58^{\circ}14'36''$  West a distance of 185.11 feet to a curve to the left having a central angle of  $10^{\circ}11'44''$  and a radius of 960.00 feet; thence along said curve a distance of 170.83 feet to a point; thence tangent to said curve South  $48^{\circ}02'51''$  West a distance of 141.57 feet to a curve to the right having a central angle of  $06^{\circ}57'27''$  and a radius of 862.51 feet; thence along said curve a distance of 104.73 feet to a point; thence tangent to said curve South  $55^{\circ}00'18''$  West a distance of 374.53 feet to a point; thence South  $34^{\circ}59'42''$  East a distance of 10.00 feet to a point on a curve to the right having a central angle of  $14^{\circ}17'16''$  and a radius of 847.86 feet; thence along said curve a distance of 211.43 feet to a point; thence tangent to said curve South  $69^{\circ}17'34''$  West a distance of 59.49 feet to a curve to the right having a central angle of  $129^{\circ}04'25''$  and a radius of 264.29 feet; thence along said curve a distance of 595.37 feet to a point; thence tangent to said curve North  $18^{\circ}21'59''$  East a distance of 274.66 feet to a curve to the right having a central angle of  $03^{\circ}28'23''$  and a radius of 1090.00 feet; thence along said curve a distance of 63.65 feet to a point, said point being on a curve to the left having a central angle of  $40^{\circ}43'07''$  and a radius of 236.22 feet; thence along said curve and leaving said Hugh Daniel Drive a distance of 167.88 feet to a point; thence South  $60^{\circ}05'29''$  East a distance of 81.19 feet to a point; thence South  $30^{\circ}17'01''$  West a distance of 269.86 feet to a point; thence North  $59^{\circ}56'13''$  West a distance of 168.34 feet to a point; thence North  $30^{\circ}06'13''$  East a distance of 103.47 feet to a point; thence South  $73^{\circ}56'54''$  West a distance of 163.51 feet to a point; thence South  $36^{\circ}30'36''$  West a distance of 700.31 feet to a point; thence South  $33^{\circ}39'46''$  West a distance of 2223.21 feet to a point on the South boundary of Section 33, Township 18 South, Range 1 West; thence South  $88^{\circ}48'29''$  East on the South boundary of said Section 33 a distance of 2853.61 feet to the point of beginning.

All lying and being in Section 33 and Section 34, Township 18 South, Range 1 West, Shelby County, Alabama and containing 285.68 acres.

## TRACT 11

For the point of beginning commence at the Northeast corner of the Southwest 1/4 of Section 34, Township 18 South, Range 1 West, Shelby County, Alabama; thence South 1°12'39" West on the East boundary of said Southwest 1/4 a distance of 1372.77 feet to a point; thence North 44°52'01" West a distance of 790.93 feet to a point; thence North 6°29'40" East a distance of 1590.53 feet to a point; thence North 36°12'25" East a distance of 120.00 feet to a point on the South right-of-way of Hugh Daniel Drive, said point being the end of a curve to the left, said curve having a central angle of 94°00'04" and a radius of 225.00 feet; thence North 79°22'23" East a chord distance of 329.11 feet to the point of tangent; thence North 32°12'21" East on the Southeast right-of-way of Hugh Daniel Drive a distance of 164.89 feet to a curve to the right, said curve having a central angle of 43°17'11" and a radius of 460.00 feet; thence North 53°50'56" East a chord distance of 339.32 feet to the point of tangent; thence North 75°29'32" East on the Southeast right-of-way of said Hugh Daniel Drive a distance of 455.56 feet to a curve to the left, said curve having a central angle of 11°59'33" and a radius of 373.21 feet; thence North 69°29'45" East a chord distance of 77.97 feet to the point of tangent; thence North 63°29'59" East on the Southeast right-of-way of said Hugh Daniel Drive a distance of 195.02 feet to a curve to the right, said curve having central angle of 47°55'36" and a radius of 260.00 feet; thence North 87°27'47" East a chord distance of 211.20 feet to the point of tangent; thence South 68°34'25" East on the South right-of-way of said Hugh Daniel Drive a distance of 339.12 feet to the intersection of the South right-of-way of Hugh Daniel Drive and the Northwest right-of-way of Dunavant Valley Road; thence along a curve to the left having a central angle of 2°41'32" and a centerline radius of 5729.57 feet; thence South 18°21'17" West a chord distance of 271.06 feet to the point of tangent; thence South 17°04'05" West on the Northwest right-of-way of Dunavant Valley Road a distance of 1189.04 feet to a point on the South boundary of the Northeast 1/4 of said Section 34; thence North 89°36'14" West on the South boundary of said Northeast 1/4 a distance of 1124.27 feet to the point of beginning.

All lying and being in the East 1/2 of the Southwest 1/4 and the Southeast 1/4 of the Northwest 1/4 and the Northeast 1/4 of Section 34, Township 18 South, Range 1 West, Shelby County, Alabama.

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