

This instrument was prepared by:

(Name) GENE W. GRAY, JR.

(Address) 2100 SOUTHBRIDGE PARKWAY, #638
BIRMINGHAM, ALABAMA 35209

Send Tax Notice To: MICHAEL L. MATTHEWS

name

453 EATON ROAD

address

BIRMINGHAM, ALABAMA 35242

WARRANTY DEED.

STATE OF ALABAMA

Jefferson COUNTY

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of ONE HUNDRED EIGHTY THOUSAND AND NO/100-----

-----DOLLARS (\$180,000.00

to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged, I
or we, DANIEL TUNNELL AND WIFE, KELLEY SHEA TUNNELL

(herein referred to as grantor, whether one or more), grant, bargain, sell and convey unto MICHAEL L. MATTHEWS

(herein referred to as grantee, whether one or more), the following described real estate, situated in SHELBY County, Alabama,
to-wit:

LOT 42, ACCORDING TO THE AMENDED MAP OF GREYSTONE VILLAGE, PHASE 2, AS
RECORDED IN MAP BOOK 19, PAGE 13, IN THE PROBATE OFFICE OF SHELBY COUNTY,
ALABAMA.

THE PROPERTY CONVEYED HEREIN IS SUBJECT TO THE EXCEPTIONS AS DESCRIBED ON
EXHIBIT "A", ATTACHED HERETO AND MADE A PART HEREOF FOR ALL PURPOSES.

\$126,000.00 OF THE CONSIDERATION WAS PAID FROM THE PROCEEDS OF A MORTGAGE
LOAN.

Inst # 2000-07324

03/08/2000-07324
08:06 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
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TO HAVE AND HOLD to the said grantee, his, her or their heirs and assigns forever.

And I (we) do for myself (ourselves) and for my (our) heirs, executors, and administrators covenant with the said GRANTEES,
their heirs and assigns, that I am (we are) lawfully seized in fee simple of said premises; that they are free from all encumbrances,
unless otherwise noted above; that I (we) have a good right to sell and convey the same as aforesaid; that I (we) will and my (our)
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 person.

IN WITNESS WHEREOF, we have hereunto set OUR hand(s) and seal (s), this 29th
day of February, 2000

(Seal)

(Seal)

(Seal)

Daniel Tunnell
DANIEL TUNNELL

Kelley Shea Tunnell
KELLEY SHEA TUNNELL

STATE OF ALABAMA

Jefferson COUNTY

General Acknowledgment

I, GENE W. GRAY, JR., a Notary Public in and for the said County, in said State, hereby certify that
DANIEL TUNNELL AND WIFE, KELLEY SHEA TUNNELL
whose name(s) 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 hands and official seal this 29th day of February A.D. 2000

GENE W. GRAY, JR.

Notary Public

EXHIBIT "A"

Taxes for the year 2000 and all subsequent years.

Easements and building line, as shown on recorded map.

Easement Agreement between Daniel Oak Mountain Limited Partnership and School House Properties, as set forth in Instrument #1993-2240, in the Probate Office of Shelby County, Alabama.

Agreement between Daniel Oak Mountain Limited Partnership and Shelby Cable, Inc., as set forth in Real Book 350, page 545, in the Probate Office of Shelby County, Alabama.

Covenant and Agreement for Water Service, as set forth in Real 235, page 574; Instrument #1993-20840 and Instrument #1992-20766, in the Probate Office of Shelby County, Alabama.

Rights of others to use Hugh Daniel Drive, as set forth in Deed Book 301, page 799, in the Probate Office of Shelby County, Alabama.

Articles of Incorporation of Greystone Village Homeowner's Association, as set forth in Instrument #1993-20847, in the Probate Office of Shelby County, Alabama.

Restrictions, Limitations, Easements, Condition and Release of Damages, as set forth in Real 265, page 96, Instrument #1993-20846; Instrument #1994-12222; Instrument #1994-12528; Instrument #1995-16397; Instrument #1996-8823; Instrument #1994-27534 and as shown on recorded map, in the Probate Office of Shelby County, Alabama.

Sanitary sewer easement to the City of Birmingham, as set forth in Instrument #1993-20842, in the Probate Office of Shelby County, Alabama.

Title to all minerals within and underlying the premises, together with all mining rights and other rights, privileges and immunities relating thereto as recorded in Deed Book 121, page 294, in the Probate Office of Shelby County, Alabama.

Transmission line permit to Alabama Power Company, as set forth in Deed Book 138, page 538, in the Probate Office of Shelby County, Alabama.

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