

THIS INSTRUMENT PREPARED BY AND UPON  
RECORDING SHOULD BE RETURNED TO:

Stephen R. Monk, Esq.  
Bradley Arant Rose & White, LLP  
2001 Park Place North, Suite 1400  
Birmingham, Alabama 35242

SEND TAX NOTICE TO:

Greystone Cove, LLC  
c/o Sheila D. Ellis  
3595 Grandview Parkway, Suite 400  
Birmingham, Alabama 35243-1930

THIS STATUTORY WARRANTY DEED is executed and delivered on this 3<sup>rd</sup> day of August, 2000 by M. A. FRAZIER CONSTRUCTION, INC., ("Grantor"), in favor of GREYSTONE COVE, LLC, an Alabama limited liability company ("Grantee").

KNOW ALL MEN BY THESE PRESENTS, that for and in consideration of the sum of Seventy-Eight Thousand Eight Hundred Fifty and No/100 Dollars (\$78,850.00), in hand paid by Grantee to Grantor and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged by Grantor, Grantor does by these presents, GRANT, BARGAIN, SELL and CONVEY unto Grantee the following described real property (the "Property") situated in Shelby County, Alabama:

Lot 4, according to the Amended Map of The Cove of Greystone, Phase I, as recorded in Map Book 26, Page 39 A & B in the Probate Office of Shelby County, Alabama.

The Property is conveyed subject to the following:

1. Ad valorem taxes due and payable October 1, 2000, and all subsequent years thereafter.
2. 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 easements, restrictions, reservations, covenants, agreements and all other terms and provisions of The Cove of Greystone Declaration of Covenants, Conditions and Restrictions dated October 1, 1998 and recorded as Instrument No. 1998-38836 in the Probate Office of Shelby County, Alabama, as amended, (which, together with all amendments thereto, is hereinafter collectively referred to as the "Declaration").
6. Any Dwelling, as defined in the Declaration, built on the Property shall contain not less than 2,600 square feet of Living Space, as defined in the Declaration, for a single-story house; or 3,000 square feet of Living Space, as defined in the Declaration, for multi-story home.
7. Subject to the provisions of Sections 6.04(a), 6.04(b) and 6.05 of the Declaration, the Property shall be subject to the following minimum setbacks:

- (i) Front Setback: 50 feet;
- (ii) Rear Setback: 100 feet;
- (iii) Side Setbacks: 15 feet.

The foregoing setbacks shall be measured from the property lines of the Property.

8. All easements, restrictions, reservations, agreements, rights-of-way, building setback lines and any other matters of record.

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

IN WITNESS WHEREOF, the undersigned M. A. FRAZIER CONSTRUCTION, INC., has caused this Statutory Warranty Deed to be executed as of the day and year first above written.

M. A. FRAZIER CONSTRUCTION, INC.

By: [Signature]  
Its: \_\_\_\_\_

STATE OF ALABAMA )

SHELBY COUNTY )

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that President whose name as M. A. Frazier of M. A. Frazier Construction, Inc., 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 said instrument, he, as such officer and with full authority, executed the same voluntarily for and as the act of said corporation.

Given under my hand and official seal, this the 3<sup>rd</sup> day of August, 2000.

Sheila D. Ellis  
Notary Public  
My Commission Expires: 3/30/2002

STATUTORY  
WARRANTY DEED

CORPORATE-  
PARTNERSHIP

Inst # 2000-26474

08/04/2000-26474  
02:59 PM CERTIFIED  
SHELBY COUNTY JUDGE OF PROBATE  
001 RMS 87.50