

(RECORDING INFORMATION ONLY ABOVE THIS LINE)

This Instrument was
prepared by:

SEND TAX NOTICE TO:

R & J BUILDING COMPANY, INC.

R. Shan Paden
PADEN & PADEN
Attorneys at Law
5 Riverchase Ridge, Suite 100
Birmingham, Alabama 35244

STATE OF ALABAMA)

Inst # 2000-34492

COUNTY OF SHELBY)

10/02/2000-34492
08:21 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
003 CJ1 187.00

WARRANTY DEED

Know All Men by These Presents: That in consideration of ONE HUNDRED SEVENTY THOUSAND and 00/100 (\$170,000.00) DOLLARS to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt of which is acknowledged, we, ROBERT J. GRAINGER and REBECCA G. GRAINGER, HUSBAND AND WIFE (herein referred to as GRANTORS) do grant, bargain, sell and convey unto R & J BUILDING COMPANY, INC., A CORPORATION, (herein referred to as GRANTEES, whether one or more) the following described real estate, situated in SHELBY County, Alabama, to-wit:

LOT 129, ACCORDING TO THE FINAL RECORD PLAT OF GREYSTONE FARMS, GUILFORD PLACE, PHASE 1, AS RECORDED IN MAP BOOK 20, PAGE 105, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.

ALSO A PART OF LOT 127 OF SAID GREYSTONE FARMS, GUILFORD PLACE, PHASE 1, SAID PART OF LOT 127 BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE MOST NORTHERLY CORNER OF SAID LOT 127 WHICH IS A COMMON CORNER WITH LOT 128 AND 129, RUN IN A SOUTHEASTERLY DIRECTION ALONG THE NORTH LINE OF SAID LOT 127 FOR A DISTANCE OF 51.47 FEET TO AN EXISTING IRON REBAR; THENCE TURN AN ANGLE TO THE RIGHT OF 170 DEGREES 49 MINUTES 54 SECONDS AND RUN IN A WESTERLY DIRECTION FOR A DISTANCE OF 47.11 FEET; THENCE TURN AN ANGLE TO THE RIGHT OF 65 DEGREES 40 MINUTES 56 SECONDS AND RUN IN A NORTHWESTERLY DIRECTION FOR A DISTANCE OF 9.0 FEET, MORE OR LESS, TO THE POINT OF BEGINNING. BEING SITUATED IN SHELBY COUNTY, ALABAMA.

NOW KNOWN AS: 129-A, ACCORDING TO A RESURVEY OF LOTS 125-129, GREYSTONE FARMS, GUILFORD PLACE, PHASE 1, AS RECORDED IN MAP BOOK 23, PAGE 21, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.

SUBJECT TO:

1. TAXES FOR THE YEAR BEGINNING OCTOBER 1, 1999 WHICH CONSTITUTES A LIEN BUT ARE NOT YET DUE AND PAYABLE UNTIL OCTOBER 1, 2000.
2. ANY PRIOR RESERVATION OR CONVEYANCE, TOGETHER WITH RELEASE OF DAMAGES OF MINERALS OF EVERY KIND AND CHARACTER, INCLUDING, BUT NOT LIMITED TO GAS, OIL, SAND, AND GRAVEL IN, ON AND UNDER SUBJECT PROPERTY.

3. RESTRICTIONS AS SHOWN ON RECORDED MAP(S).
4. TITLE TO ALL MINERALS WITHIN AND UNDERLYING THE PREMISES, TOGETHER WITH ALL MINING RIGHTS AND OTHER RIGHTS, PRIVILEGES AND IMMUNITIES RELATING THERETO, TOGETHER WITH ANY RELEASE OF LIABILITY FOR INJURY OR DAMAGE TO PERSONS OR PROPERTY AS RESULT OF THE EXERCISE OF SUCH RIGHTS AS RECORDED IN DEED BOOK 121, PAGE 294 AND DEED BOOK 60, PAGE 260.
5. DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS RECORDED IN INSTRUMENT #1995-16401, AND AMENDED IN INSTRUMENT #1996-1432.
6. RESTRICTIVE COVENANTS AND GRANT OF LAND EASEMENT RECORDED IN INSTRUMENT #1997-19421.
7. AMENDED AND RESTATED RESTRICTIVE COVENANTS RECORDED IN BOOK 265, PAGE 96.
8. RIGHTS OF OTHERS TO THE USE OF HUGH DANIEL DRIVE AS DESCRIBED IN DEED BOOK 301, PAGE 799.
9. SHELBY COUNTY AGREEMENT RECORDED IN BOOK 350, PAGE 545.
10. COVENANTS AND AGREEMENT FOR WATER SERVICE RECORDED IN BOOK 235, PAGE 574 AND MODIFIED IN INSTRUMENT #1992-20786, AND FURTHER MODIFIED IN INSTRUMENT #1993-20840.
11. DEVELOPMENT AGREEMENT RECORDED IN INSTRUMENT #1994-22318.
12. RESTRICTIVE COVENANTS AND HOMEOWNERS ASSOCIATION PERTAINING TO GREYSTONE FARMS RECORDED IN INSTRUMENT #1995-16401, FIRST AMENDMENT RECORDED IN INSTRUMENT #1996-1432 AND SECOND AMENDMENT RECORDED IN INSTRUMENT #1996-21440.
13. RIGHT(S) OF WAY(S) GRANTED TO BIRMINGHAM WATER WORKS RECORDED IN INSTRUMENT #1995-11637.
14. EASEMENT TO BELL SOUTH TELECOMMUNICATIONS RECORDED IN INSTRUMENT #1995-7422.
15. RECIPROCAL EASEMENT AGREEMENT RECORDED IN INSTRUMENT #1995-16400.
16. GREYSTONE FARMS COMMUNITY CENTER PROPERTY DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS RECORDED IN INSTRUMENT #1995-16403.
17. RESTRICTIONS APPEARING OF RECORD IN MISC. BOOK 12, PAGE 845, AMENDED IN MISC. BOOK 15 PAGE 845; MISC. BOOK 12, PAGE 852, AND AMENDED IN MISC. BOOK 15, PAGE 840.

TO HAVE AND TO HOLD Unto the said GRANTEES, 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, his, her, or 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, his, her, or their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the said GRANTORS, ROBERT J. GRAINGER and REBECCA G. GRAINGER, HUSBAND AND WIFE, have hereunto set his, her or their signature(s) and seal(s), this the 22nd day of September, 2000.


ROBERT J. GRAINGER


REBECCA G. GRAINGER

STATE OF ALABAMA)
COUNTY OF SHELBY)

ACKNOWLEDGEMENT

I, the undersigned, a Notary Public, in and for said County, in said State, hereby certify that ROBERT J. GRAINGER, REBECCA G. GRAINGER whose name(s) is (are) signed to the foregoing conveyance, and who is (are) known to me, acknowledged before me on this day that, being informed of the contents of the conveyance he, she, or they executed the same voluntarily on the day the same bears date.

Given under my hand this the 22nd day of September, 2000.


Notary Public

My commission expires: 7/11/02

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