

This instrument was prepared by  
(Name) GENE W. GRAY, JR.  
(Address) 2100 SOUTHBRIDGE PARKWAY, #638  
BIRMINGHAM, ALABAMA 35209

Send Tax Notice To: ANDREW J. DUNCAN  
name  
4143 GUILFORD ROAD  
address  
BIRMINGHAM, ALABAMA 35242

**WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP**

STATE OF ALABAMA }  
Jefferson COUNTY } KNOW ALL MEN BY THESE PRESENTS,

That in consideration of ONE HUNDRED EIGHTY SEVEN THOUSAND FIVE HUNDRED AND NO/100-----  
----- DOLLARS (\$187,500.00)  
to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we,  
WILLIAM F. STINSON a single person

(herein referred to as grantors) do grant, bargain, sell and convey unto ANDREW J. DUNCAN AND WIFE, MARGARET D. DUNCAN

(herein referred to as GRANTEES) as joint tenants with right of survivorship, the following described real estate situated in  
SHELBY County, Alabama to-wit:

LOT 132, 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.

SUBJECT TO:  
ADVALOREM TAXES FOR THE YEAR 2001 AND THEREAFTER.  
BUILDING SETBACK LINES, EASEMENTS AND RESTRICTIONS AS SHOWN BY RECORDED MAP.  
RESTRICTIONS, COVENANTS AND HOMEOWNERS ASSOCIATION PERTAINING TO GREYSTONE FARMS AS RECORDED IN INST. #1995-16401 LAST AMENDED IN INST. #1996-21440.  
MINERAL AND MINING RIGHTS AS RECORDED IN DEED BOOK 121, PAGE 294 AND DEED BOOK 60, PAGE 260.  
EASEMENT TO BELL SOUTH TELECOMMUNICATIONS AS RECORDED IN INST. #1995-7422.  
AMENDED AND RESTATED RESTRICTIVE COVENANTS AS RECORDED IN REAL VOLUME 265, PAGE 96.  
SHELBY CABLE AGREEMENT AS RECORDED IN REAL VOLUME 350, PAGE 545.  
COVENANTS AND AGREEMENT FOR WATER SERVICE AS RECORDED IN REAL VOLUME 235, PAGE 574 AND MODIFIED IN INST. #1992-20786 AND FURTHER MODIFIED IN INST. #1993-20840.  
RIGHT OF WAY FROM DANIEL OAK MOUNTAIN LIMITED TO SHELBY COUNTY AS RECORDED IN  
Continued

TO HAVE AND TO HOLD Unto the said GRANTEES as joint tenants, with right of survivorship, their heirs and assigns, forever; it being the intention of the parties to this conveyance, that (unless the joint tenancy hereby created is severed or terminated during the joint lives of the grantees herein) in the event one grantee herein survives the other, the entire interest in fee simple shall pass to the surviving grantee, and if one does not survive the other, then the heirs and assigns of the grantees herein shall take as tenants in common.

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 persons.

IN WITNESS WHEREOF, I have hereunto set my hand(s) and seal(s), this 3rd day of November, 2000.

\_\_\_\_\_  
(Seal) William F. Stinson (Seal)  
\_\_\_\_\_  
(Seal) \_\_\_\_\_ (Seal)  
\_\_\_\_\_  
(Seal) \_\_\_\_\_ (Seal)

STATE OF ALABAMA  
Jefferson COUNTY  
General Acknowledgment

I, GENE W. GRAY, JR., a Notary Public in and for said County, in said State, hereby certify that  
WILLIAM F. STINSON whose name(s) 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 the conveyance he executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 3rd day of November A.D., 2000  
Gene W. Gray, Jr.  
Notary Public

11/08/2000-38852  
10:53 AM CERTIFIED

SHELBY COUNTY CLERK OF COURSE  
11/08/2000 10:53 AM

INST # 2000-38852

Continuation of Legal Description

INST. #1994-21963.

DEVELOPMENT AGREEMENT INCLUDING RESTRICTIONS AND COVENANTS BETWEEN DANIEL OAK MOUNTAIN LIMITED PARTNERSHIP, GREYSTONE RESIDENTIAL ASSOCIATION, INC. AND UNITED STATES FIDELITY AND GUARANTY COMPANY AS RECORDED IN INST. #1994-22318; 1ST AMENDMENT RECORDED IN INST. #1996-0530.

GREYSTONE RECIPROCAL EASEMENT AGREEMENT AS RECORDED IN INST. #1995-16400.

GREYSTONE FARMS COMMUNITY CENTER PROPERTY DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS AS RECORDED IN INST. #1995-16403.

*WA*

Inst # 2000-38852

11/08/2000-38852  
10:53 AM CERTIFIED  
SHELBY COUNTY JUDGE OF RECORDE  
202 FMB 201.50