

This instrument was prepared by:

(Name) GENE W. GRAY, JR.

Send Tax Notice To: BONNIE LYNN GOODWIN

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

name

4094 GUILFORD ROAD

address

BIRMINGHAM, ALABAMA 35242

WARRANTY DEED-

STATE OF ALABAMA

Jefferson COUNTY

KNOW ALL MEN BY THESE PRESENTS:

Inst # **2001-17344**

05/03/2001-17344  
05/03/2001-AM CERTIFIED

That in consideration of ONE HUNDRED EIGHTY THREE THOUSAND AND NO/100-DOLLARS (\$183,000.00) to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged, I or we, ROBERT EARL ROTH AND WIFE, IRIS OTTS ROTH

(herein referred to as grantor, whether one or more), grant, bargain, sell and convey unto BONNIE LYNN GOODWIN

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

LOT 1 ACCORDING TO THE FINAL RECORD PLAT OF GREYSTONE FARMS: GUILFORD PLACE, PHASE 2 AS RECORDED IN MAP BOOK 22, PAGE 24 IN THE PROBATE OFFICE OF ~~JEFFERSON~~ SHELBY COUNTY, ALABAMA.

SUBJECT TO:

ADVALOREM TAXES DUE OCTOBER 01, 2001 AND THEREAFTER.

COVENANTS, CONDITIONS, RESTRICTIONS, CHARGES, ASSESSMENTS, PROTECTIVE COVENANTS IN INST# 1995-16401; INST# 1995-1432; INST# 1996-21440; INST# 1997-2587; INST# 1998-10062 AND MAP BOOK 22, PAGE 24.

TITLE TO ALL MINERALS AND ALL MINING RIGHTS APPURTENANT THERETO IN DEED BOOK 121, PAGE 294; AND DEED BOOK 60, PAGE 260.

EASEMENT TO BELL SOUTH COMMUNICATIONS IN INST# 1995-7422.

AMENDED AND RESTATED RESTRICTIVE COVENANTS IN REAL 265, PAGE 95 AND THE SURVEY OF PARAGON ENGINEERING, INC. DATED JULY 14, 1994.

SHELBY CABLE AGREEMENT IN REAL 350, PAGE 545.

COVENANT AND AGREEMENT FOR WATER SERVICE IN REAL BOOK 235, PAGE 574; INST# 1992-20786 AND INST# 1993-20840.

RIGHT OF WAY FROM DANIEL OAK MOUNTAIN LIMITED TO SHELBY COUNTY IN INST# 1994-21963.

DEVELOPMENT AGREEMENT BETWEEN DANIEL OAK MOUNTAIN LIMITED PARTNERSHIP, GREYSTONE RESIDENTIAL ASSOCIATION, INC.; GREYSTONE RIDGE, INC. AND UNITED STATES FIDELITY AND GUARANTY COMPANY IN INST# 1994-22318 AND INST# 1996-0530. GREYSTONE FARMS RECIPROCAL EASEMENT AGREEMENT IN INST# 1995-16400.

Continued

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 20th day of April, 2001

\_\_\_\_\_(Seal)

\_\_\_\_\_(Seal)

\_\_\_\_\_(Seal)

Robert Earl Roth (Seal)  
ROBERT EARL ROTH

Iris Otts Roth (Seal)  
IRIS OTTS ROTH

\_\_\_\_\_(Seal)

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 ROBERT EARL ROTH AND WIFE, IRIS OTTS ROTH 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 20th day of April A.D., 2001

GENE W. GRAY, JR.

Notary Public

Continuation of Legal Description

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

RELEASE OF DAMAGES, RESTRICTIONS, MODIFICATIONS, COVENANTS, CONDITIONS, RIGHTS  
PRIVILEGES, IMMUNITIES AND LIMITATIONS AS APPLICABLE IN INST# 1997-30895.

\$164700.00 OF THE CONSIDERATION WAS PAID FROM THE PROCEEDS OF A MORTGAGE LOAN.

Inst # 2001-17344

05/03/2001-17344  
07:41 AM CERTIFIED  
SHELBY COUNTY JUDGE OF PROBATE  
002 CJ1 32.50