

This instrument was prepared by:  
(Name) Larry L. Halcomb  
(Address) 3512 Old Montgomery Highway  
Birmingham, AL 35209

Send Tax Notice To: Patricia C. Hegarty  
name  
6030 Mill Creek Drive  
address  
Birmingham, AL 35242

WARRANTY DEED-

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

That in consideration of ONE HUNDRED EIGHTY TWO THOUSAND FIVE HUNDRED AND NO/100-----  
-----DOLLARS (\$182,500.00)  
to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged, I  
or we, Rodger F. Armbruster and wife, Tracie M. Armbruster

(herein referred to as grantor, whether one or more), grant, bargain, sell and convey unto Patricia C. Hegarty

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

Lot 94, according to the Survey of Greystone Farms, Mill Creek Sector, Phase 1, as recorded in Map Book 22, page 25, in the Probate Office of Shelby County, Alabama.

Mineral and mining rights excepted.  
Subject to taxes for 2001.  
Subject to items on attached Exhibit "A".

Inst # 2001-32986

08/07/2001-32986  
08:45 AM CERTIFIED  
SHELBY COUNTY JUDGE OF PROBATE  
002 MSB 196.50

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 31st  
day of July, 2001

\_\_\_\_\_(Seal) Rodger F. Armbruster (Seal)  
\_\_\_\_\_(Seal) Tracie M. Armbruster (Seal)  
\_\_\_\_\_(Seal) \_\_\_\_\_ (Seal)

STATE OF ALABAMA }  
Jefferson COUNTY }

General Acknowledgment

I, Larry L. Halcomb, a Notary Public in and for the said County, in said State, hereby certify that  
Rodger F. Armbruster and wife, Tracie M. Armbruster  
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 31st day of July A.D., 2001

Larry L. Halcomb Notary Public

My Commission Expires  
January 23, 2002

EXHIBIT A

Building setback line as shown by restrictive covenants in Instrument 1995-16401, 1st Amendment recorded in Instrument 1995-1432; 2nd Amendment recorded in Instrument 1996-21440 and 3rd Amendment recorded in Instrument 1997-2587 and in Map Book 22, page 25, in the Probate Office of Shelby County, Alabama.

Easement on Southwest side of lot, as shown by recorded Map.

Restrictions, limitations and conditions, as shown by recorded Map.

Restrictions, covenants and conditions as to Greystone Farms as set out in Instrument 1995-16401; 1st Amendment recorded in Instrument 1995-1432; 2nd Amendment recorded in Instrument 1996-21440 and 3rd Amendment recorded in Instrument 1997-2587, in the Probate Office of Shelby County, Alabama.

Mineral and mining rights and rights incident thereto recorded in Deed Book 121, page 294 and Deed book 60, page 260, in the Probate Office of Shelby County, Alabama.

Easements to BellSouth Communications, recorded in Instrument 1995-7422, in the Probate Office of Shelby County, Alabama.

Amended and restated restrictive covenants including building setback lines and specific provisions for dense buffer along Hugh Daniel Drive, all as set out in instrument recorded in Real 265, page 96, in the Probate Office of Shelby County, Alabama, and which said building setback lines and dense buffer are shown on survey of Paragon Engineering, Inc., dated 7-14-94.

Shelby Cable Agreement recorded in Real 350, page 545, in the Probate Office of Shelby County, Alabama.

Covenants and agreement for water service as set out in an Agreement recorded in Real Book 235, page 574, modified by Agreement recorded in Instrument 1992-20786, further modified by Agreement recorded in Instrument 1993-20840, in the Probate Office of Shelby County, Alabama.

Right of way from Daniel Oak Mountain Limited to Shelby County, recorded in Instrument 1994-21963, in the Probate Office of Shelby County, Alabama.

Development agreement between Daniel Oak Mountain Limited Partnership, Greystone Residential Association, Inc., Greystone Ridge, Inc., and United States Fidelity and Guaranty Company, recorded in Instrument 1994-22318 and 1st Amendment recorded in Instrument 1996-0530, in the Probate Office of Shelby County, Alabama.

Greystone Farms reciprocal easement agreement recorded in Instrument 1995-16400, in the Probate Office of Shelby County, Alabama.

Greystone Farms Community Center Property declaration of covenants, conditions and restrictions, recorded in Instrument 1995-16403, in the Probate Office of Shelby County, Alabama.

Release of Damages recorded in Instrument 1997-37964, in the Probate Office of Shelby County, Alabama.

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