

This Instrument Prepared By:

Send Tax Notice To:

Walter Fletcher  
Dominick, Fletcher, Yeilding,  
Wood & Lloyd, P.A.  
2121 Highland Avenue  
Birmingham, Alabama 35205

Joy B. Crain  
216 Narrows Reach  
Birmingham, Alabama 35242

STATE OF ALABAMA     )  
COUNTY OF SHELBY    )

Inst # 2001-40959  
09/21/2001-40959  
10:36 AM CERTIFIED  
SHELBY COUNTY JUDGE OF PROBATE  
002 MSB 15.00

### STATUTORY WARRANTY DEED

**KNOW ALL MEN BY THESE PRESENTS**, that in consideration of One Hundred Thirty Three Thousand Nine Hundred Dollars (\$133,900.00) to the undersigned Greystone Lands, Inc., an Alabama corporation ("Grantor"), in hand paid by Joy B. Crain ("Grantee"), the receipt and sufficiency of which are hereby acknowledged, the said Grantor does by these presents, grant, bargain, sell and convey unto Grantee, the following described real estate, situated in Shelby County, Alabama, to-wit:

Lot 64, according to the Final Record Plat of a Resurvey of Lots 63 through 66 of the amended plat of Narrows Reach, as recorded in Map Book 27 Page 46 in the Probate Office of Shelby County, Alabama; being situated in Shelby County, Alabama.

Together with the nonexclusive easement to use the Common Areas as more particularly described in The Narrows Residential Declaration of Covenants, Conditions and Restrictions recorded as Inst. #2000-9755 in the Probate Office of Shelby County, Alabama (which, together with all amendments thereto, is hereinafter collectively referred to as the "Declaration").

Subject to: (1) Ad valorem taxes due and payable October 1, 2001 and all subsequent years thereafter; (2) Easement(s), building line; and, restrictions as shown on recorded map; (3) Restrictions and covenants appearing of record in Inst. No. 2000-36696 and Inst. No. 2000-17136 and Inst. No. 2000-9755; (4) Right-of-way granted to South Central Bell Telephone Company recorded in Volume 321, Page 610; Volume 324, page 840; and Volume 329, Page 430; (5) Right-of-way granted to Alabama Power Company recorded in Volume 109, Page 70 and Volume 145, Page 22; (6) Easement granted to Alabama Gas Corporation recorded in Inst. No. 2000-1818; (7) Assignment of Developer's rights and Obligations recorded in Inst. No. 2000-40514.

Grantee, by acceptance of this deed, acknowledges, covenants and agrees for itself and for its successors and assigns, that Grantor shall not be liable for and Grantee hereby waives and releases Grantor, its officers, agents, employees, directors, shareholders, partners, mortgagees and their respective successors and assigns from any liability of any nature on account of loss, damage, or injuries to buildings, structures, improvements, personal property or to Grantee or any owner, occupants or other person who enters upon any portion of the Property as a result of any past, present or future soil, surface and/or subsurface conditions, known or unknown (including, without limitation, radon, sinkholes, underground mines, tunnels and limestone formations and deposits) under or upon the Property or any property surrounding, adjacent to or in close proximity with the Property which may be owned by Grantor.

TO HAVE AND TO HOLD, to the said Grantee, her heirs and assigns forever.

IN WITNESS WHEREOF, the said Greystone Lands, Inc., an Alabama corporation, by its President, Gary R. Dent, who is authorized to execute this conveyance, has hereto set its signature and seal, this the 13<sup>th</sup> day of September, 2001.

GREYSTONE LANDS, INC., AN ALABAMA CORPORATION

By: \_\_\_\_\_

Gary R. Dent  
President

STATE OF ALABAMA )  
COUNTY OF JEFFERSON )

I, the undersigned, a Notary Public in and for said County and State, hereby certify that Gary R. Dent, whose name as President of Greystone Lands, Inc., an Alabama corporation, 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, as such officer and with full authority, executed the same voluntarily for and as the act of said corporation.

Given under my hand and seal this the 13 day of September, 2001.

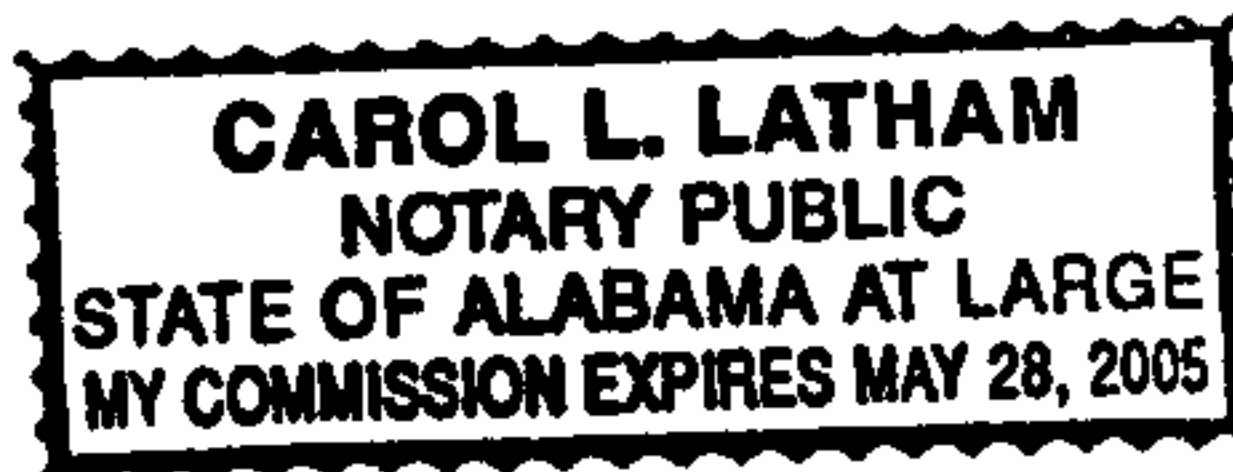
Carol L. Latham

Notary Public

My Commission Expires: 5/28/05

[SEAL]

#127285



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