

Send tax notice to:  
Ralph Moore and  
John Hendrix & Tanya Hendrix  
P.O. Box 1702  
Pelham, AL 35124

This instrument prepared by:  
Stewart National Title  
3595 Grandview Parkway  
Suite 350  
Birmingham, AL 35243

Inst # 2001-44538

10/15/2001-44538  
11:37 AM CERTIFIED  
SHELBY COUNTY JUDGE OF PROBATE  
163.50  
003 CH

STATE OF ALABAMA  
COUNTY OF SHELBY

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of One Hundred Forty-Six Thousand Five Hundred and no/100 Dollars (\$146,500.00), in hand paid to the undersigned, Heidi K. Spencer Beasley and husband, Brad Beasley, (hereinafter referred to as the "Grantors") by Ralph Moore and John Hendrix and wife, Tanya Hendrix, (hereinafter referred to as the "Grantees"), the receipt and sufficiency of which is hereby acknowledged, the Grantors do, by these presents, grant, bargain, sell, and convey unto Grantees, as joint tenants, with right of survivorship, the following described real estate situated in Shelby County, Alabama, to-wit:

Lot 106, according to the Final Record Plat of Greystone Farms, Guilford Place, Phase I, as recorded in Map Book 20, page 105, in the Probate Office of Shelby County, Alabama; being situated in Shelby County, Alabama.

Subject to:

1. Ad valorem taxes due and payable October 1, 2002.
2. 15 foot easement along the East side of lot as shown by recorded map.
3. Restrictions, covenants and conditions as to Greystone Farms, as set forth in Inst. #1995-16401, amended in Inst. #1995-1432 and further amended in Inst. #1996-21440 in the Probate Office of Shelby County, Alabama.
4. Title to all oil, gas and minerals within and underlying the premises, together with all oil and 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 a result of the exercise of such rights, as recorded in Deed Book 121, page 294 and in Deed Book 60, page 260 in that Probate Office of Shelby County, Alabama.

5. Easement to BellSouth Communications as set forth in Inst. #1995-7422 in the Probate Office of Shelby County, Alabama.
6. Amended and restated Restrictive Covenants as set forth in Real 265, page 96 in the Probate Office of Shelby County, Alabama.
7. Shelby Cable Agreement as set forth in Real 350, page 545 in the Probate Office of Shelby County, Alabama.
8. Covenant and agreement for water service as set forth in Real Book 235, page 574 and modified in Inst. #1992-20786 further modified in Inst. #1993-20840, in the Probate Office of Shelby County, Alabama.
9. Right of way from Daniel Oak Mountain Limited to Shelby County as set forth in Inst. #1994-21963 in the Probate Office of Shelby County, Alabama.
10. Development Agreement between Daniel Oak Mountain Limited Partnership, Greystone Residential Association, Inc. Greystone Ridge, Inc. and United States Fidelity and Guaranty Company as set forth in Inst. #1994-22318 in the Probate Office of Shelby County, Alabama.
11. Greystone Farms Reciprocal Agreement as set forth in Inst. #1995-16400 in the Probate Office of Shelby County, Alabama.
12. Greystone Farms Community Center Property Declaration of Covenants, conditions and restrictions as set forth in Inst. #1995-16403, in the Probate Office of Shelby County, Alabama.

(Heidi K. Spencer Beasley herein is one and the same person as Heidi K. Spencer.)

TO HAVE AND TO HOLD unto the Grantees, as joint tenants, with right of survivorship, their heirs, executors, administrators and assigns forever.

The Grantors do, for themselves, their heirs, executors, administrators and assigns, covenant with the Grantees, their heirs, executors, administrators and assigns, that they are lawfully seized in fee simple of said premises; that they are free from all encumbrances except as noted above; that they have a good right to sell and convey the same as aforesaid; and that they will, and their heirs, executors, administrators and assigns shall, warrant and defend the

same to the said Grantees, their heirs, executors, administrators and assigns forever against the lawful claims of all persons.

IN WITNESS WHEREOF, we have hereunto set our hands and seals on this the 10th day of October, 2001.

X Heidi K. Spencer Beasley  
Heidi K. Spencer Beasley

Brad Beasley  
Brad Beasley

STATE OF ALABAMA

)

JEFFERSON COUNTY

)

I, the undersigned, a Notary Public in and for said County in said State, hereby certify that Heidi K. Spencer Beasley and husband, Brad Beasley, whose names are signed to the foregoing instrument and who are known to me, acknowledged before me on this day that, being informed of the contents of the instrument, they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this the 10th day of October, 2001.

[Signature]  
Notary Public

[NOTARIAL SEAL]

My Commission expires 10/15/2001-44538