

STATE OF ALABAMA)
SHELBY COUNTY)

value
\$1,000

STATUTORY WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, That for and in consideration of TEN DOLLARS to the undersigned GRANTOR in hand paid by the GRANTEE herein, the receipt whereof is acknowledged, PALMER COMPANIES, L.L.C., a dissolved Alabama Limited Liability Company, (GRANTOR) does grant, bargain, sell and convey unto PALMER CONSTRUCTION, INC., an Alabama corporation (GRANTEE), the following described real estate situated in SHELBY COUNTY, ALABAMA to-wit:

LOT 11, ACCORDING TO THE AMENDED FINAL PLAT OF GREYSTONE FARMS, MILNER'S CRESCENT SECTOR, PHASE 4, AS RECORDED IN MAP BOOK 27, PAGE 71, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.


THE PROPERTY CONVEYED HEREIN IS SUBJECT TO THE EXCEPTIONS AS DESCRIBED ON EXHIBIT "A", ATTACHED HERETO, MADE A PART HEREOF AND INCORPORATED HEREIN FOR ALL PURPOSES.

THIS DEED IS GIVEN TO PLACE TITLE IN THE GRANTEE AS THE SUCCESSOR ENTITY TO THE DISSOLVED GRANTOR LIMITED LIABILITY COMPANY.

TO HAVE AND TO HOLD unto the said GRANTEE, its successors and assigns forever.

IN WITNESS WHEREOF, the said GRANTOR has caused this conveyance to be executed this the 16TH day of NOVEMBER, 2001.

PALMER COMPANIES, L.L.C., a dissolved
Alabama Limited Liability Company

By: 
DOUG PALMER
ITS MEMBER

STATE OF ALABAMA)
JEFFERSON COUNTY)

I, the undersigned, a Notary Public, in and for said County in said State, hereby certify that DOUG PALMER, whose name as MEMBER of PALMER COMPANIES, L.L.C., a dissolved Alabama Limited Liability Company 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 said conveyance, he, as such member, and with full authority, executed the same voluntarily for and as the act of said Limited Liability Company.

Given under my hand and official seal of office this 16th day of NOVEMBER, 2001.


Notary Public
Print Name: Gene W. Gray, Jr.
My Commission Expires: 11/09/02

THIS INSTRUMENT PREPARED BY:
GENE W. GRAY, JR.
2100 SOUTHBRIDGE PARKWAY,
SUITE 638
BIRMINGHAM, AL 35209

SEND TAX NOTICE TO:

Inst # 2001-51007

11/27/2001-51007
09:58 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
002 CH 15.00

EXHIBIT "A"

General and special taxes or assessments for 2002 and subsequent years not yet due and payable.

Easements as shown by recorded plat, including 10 feet on the northeasterly and an irregular easement on the rear of lot .

Building setback lines as shown by Map Book 24 page 114, and by restrictions recorded as Inst. #1995-16401 and with 1st Amendment recorded as Inst. #1996-1432; 2nd Amendment recorded as Inst. #1996-21440; 3rd Amendment recorded in Inst. #1997-2587; 4th Amendment recorded as Inst. #1998-10062; 5th Amendment recorded as Inst. #1998-30335; 6th Amendment recorded as Inst. #2000-9754 in the Probate Office.

Restrictions, covenants and conditions as to Greystone Farms as set out in instruments recorded as Inst. #1995-16401 and with 1st Amendment recorded as Inst. #1996-1432; 2nd Amendment recorded in Inst. #1996-21440; 3rd Amendment recorded as Inst. #1997-2587; 4th Amendment recorded as Inst. #1998-10062; 5th Amendment recorded as Inst. #1998-30335; 6th Amendment recorded in Inst. #2000-9754 in Probate Office.

Title to all minerals within and underlying the premises, together with all mining rights and other rights, privileges and immunities relating thereto, including rights set out in Deed Book 121 page 294 and Deed Book 60 page 260 in Probate Office. The Company insures against loss or damage to improvements located on the property which may be occasioned by the enforcement or attempted enforcement of the right to use the surface of the land in order to remove minerals, without consent of the surface owners.

Restrictions, limitations and conditions as set out in Map Book 24 page 114.

Easement(s) to Bellsouth Communications as shown by instrument recorded in Instrument #1995-7422 in Probate Office.

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 Probate Office, 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 Probate Office.

Covenants and Agreement for water service as set out in an Agreement recorded in Real Book 235 page 574 as modified by Agreement recorded as Inst. #1992-20786, as further modified by Agreement recorded as Inst. #1993-20840 in Probate Office.

Right of way from Daniel Oak Mountain Limited to Shelby County recorded on July 13, 1994, as 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 as Inst. #1994-22318 and 1st Amendment recorded in Inst. #1996-0530 and 2nd Amendment recorded as Inst. #1998-16170 in Probate Office.

Greystone Farms Reciprocal Easement Agreement as set out as Inst. #1995-16400 in Probate Office.

Greystone Farms Community Center Property Declaration of Covenants, Conditions and Restrictions as set out as Inst. #1995-16403 in Probate Office.

Inst # 2001-51007

11/27/2001-51007
09:58 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
002 CH 15.00