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## STATUTORY WARRANTY DEED

THIS STATUTORY WARRANTY DEED IS EXECUTED AND DELIVERED AS OF THE 15<sup>TH</sup> DAY OF JUNE, 2001 BY J.D. ENTERPRISES, L.L.C. , AN ALABAMA LIMITED LIABILITY COMPANY (GRANTOR) IN FAVOR OF JULIE NELMS (GRANTEE).

KNOW ALL MEN BY THESE PRESENTS, THAT FOR AND IN CONSIDERATION OF THE SUM OF SIXTY SIX THOUSAND DOLLARS (\$66,000.00), IN HAND PAID BY GRANTEE TO GRANTOR AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT AND SUFFICIENCY OF WHICH ARE HEREBY ACKNOWLEDGED BY GRANTOR, GRANTOR DOES BY THESE PRESENTS GRANT, BARGAIN, SELL AND CONVEY UNTO GRANTEE THE FOLLOWING DESCRIBED REAL PROPERTY ( THE "PROPERTY" ) SITUATED IN SHELBY COUNTY, ALABAMA :

LOT 7-A, ACCORDING TO A RESURVEY OF LOTS 7 AND 8, GREYSTONE FARMS NORTH, PHASE 1 INTO LOTS 7A AND 8A, AS RECORDED IN MAP BOOK 21, PAGE 89 IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA; BEING SITUATED IN SHELBY COUNTY, ALABAMA.

TOGETHER WITH THE NONEXCLUSIVE EASEMENT TO USE THE PRIVATE ROADWAYS, COMMON AREAS AND HUGH DANIEL DRIVE, ALL AS MORE PARTICULARLY DESCRIBED IN THE GREYSTONE FARMS NORTH DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS RECORDED AS INSTRUMENT #1996-17498 IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA (WHICH, TOGETHER WITH ALL AMENDMENTS, THERETO, IS HEREINAFTER COLLECTIVELY REFERRED TO AS THE "DECLARATION" ).

THE PROPERTY IS CONVEYED SUBJECT TO THE FOLLOWING:

1. GENERAL AND SPECIAL TAXES AND ASSESSMENTS FOR 2001 AND SUBSEQUENT YEARS NOT YET DUE AND PAYABLE;
2. MINING AND MINERAL RIGHTS NOT OWNED BY GRANTOR;
3. THE EASEMENTS, RESTRICTIONS, COVENANTS, AGREEMENTS AND ALL OTHER ITEMS AND PROVISIONS OF THE DECLARATION;
4. ALL EASEMENTS, RESTRICTIONS, RESERVATIONS, AGREEMENTS, RIGHTS - OF - WAY, BUILDING SETBACK LINES AND OTHER MATTERS OF RECORD.

Inst # 2002-18502

04/22/2002-18502  
10:51 AM CERTIFIED  
SHELBY COUNTY JUDGE OF PROBATE  
002 MMH 80.00

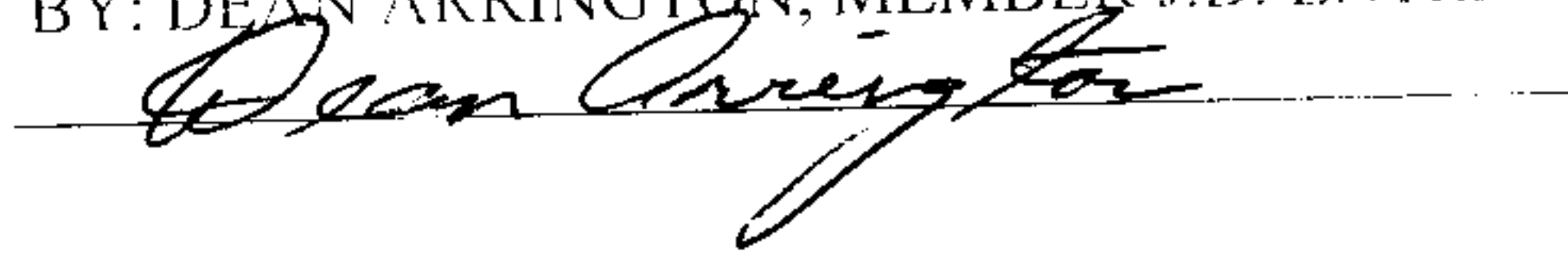
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PURCHASER HEREBY WAIVES AND RELEASES SELLER FROM ANY LIABILITY OF ANY NATURE ON ACCOUNT OF LOSS, DAMAGE OR INJURY TO THE BUILDINGS, IMPROVEMENTS, PERSONAL PROPERTY OR TO PURCHASER OR ANY OWNER, OCCUPANTS OR OTHER PERSON WHO ENTERS UPON ANY PORTION OF THE PROPERTY AS A RESULT OF ANY PAST, PRESENT OR FUTURE SOIL, SURFACE AND/OR SUBSURFACE CONDITIONS, KNOWN OR UNKNOWN ( INCLUDING, WITHOUT LIMITATION, 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.

TO HAVE AND TO HOLD UNTO THE SAID GRANTEE, ITS SUCCESSORS AND ASSIGNS FOREVER.

IN WITNESS WHEREOF, GRANTOR, J.D. ENTERPRISES L.L.C., BY AND THROUGH DEAN ARRINGTON, AS MEMBER OF J.D. ENTERPRISES L.L.C., AN ALABAMA CORPORATION, WHO IS AUTHORIZED TO EXECUTE THIS STATUTORY WARRANTY DEED, HAS HERETO SET IT SIGNATURE THIS THE 15<sup>TH</sup> DAY OF JUNE, 2001.

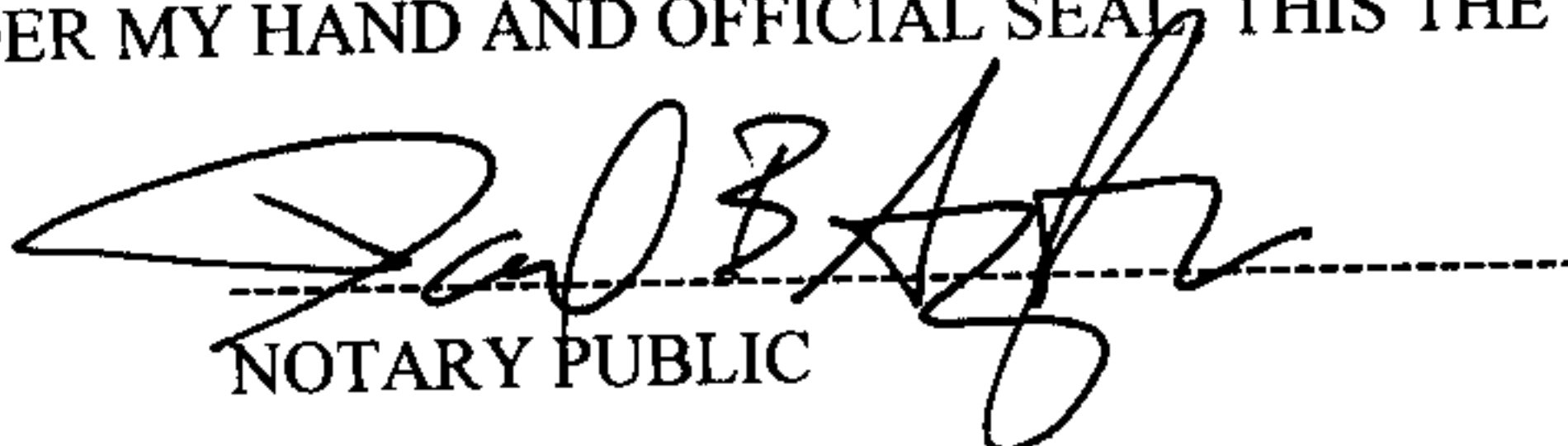
BY: DEAN ARRINGTON, MEMBER J.D. ENTERPRISES L.L.C.



STATE OF ALABAMA  
SHELBY COUNTY, ALABAMA

I, THE UNDERSIGNED, A NOTERARY PUBLIC, IN AND FOR SAID COUNTY IN SAID STATE, HEREBY CERTIFY THAT DEAN ARRINGTON, WHOSE NAME AS MEMBER OF J.D. ENTERPRISES L.L.C., AN ALABAMA LIMITED LIABILITY COMPANY, IS SIGNED TO THE FOREGOING INSTRUMENT, AND WHO IS KNOWN TO ME, ACKNOWLEDGED BEFORE ME ON THIS DAY THAT, BEING INFORMED OF THE CONTENTS OF SAID INSTRUMENT, HE, AS SUCH MEMBER AND WITH FULL AUTHORITY, EXECUTED THE SAME VOLUNTARILY FOR AND AS THE ACT OF SAID CORPORATION, ACTING IN ITS CAPACITY AS MEMBER AS AFORESAID.

GIVEN UNDER MY HAND AND OFFICIAL SEAL, THIS THE 15<sup>TH</sup> DAY OF JUNE, 2001.

  
NOTARY PUBLIC

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SHELBY COUNTY JUDGE OF PROBATE  
002 MHA  
80.00

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