

This instrument was prepared by:

(Name) GENE W. GRAY, JR.

Send Tax Notice To: JAMES S. McLEAN

(Address) 2100 SOUTHBRIDGE PARKWAY, #638
BIRMINGHAM, ALABAMA 35209

name
2619 Alta Ridge
~~1027 GREYSTONE CREST~~
address
BIRMINGHAM, ALABAMA ~~35242~~ 35243

WARRANTY DEED-

STATE OF ALABAMA
Jefferson COUNTY }
}

KNOW ALL MEN BY THESE PRESENTS:


That in consideration of ONE HUNDRED SEVENTY FIVE THOUSAND AND NO/100-----
-----DOLLARS (\$175,000.00)
to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged, I
or we, HUGH P. STITH, III AND WIFE, DIANE A. STITH

(herein referred to as grantor, whether one or more), grant, bargain, sell and convey unto JAMES S. McLEAN

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

LOT 40 ACCORDING TOTHE AMENDED MAP OF HTE CREST AT GREYSTONE AS RECORDED IN
MAP BOOK 18, PAGE 17 A, B, C & D IN THE PROBATE OFFICE OF SHELBY COUNTY,
ALABAMA.

SUBJECT TO THOSE ITEMS SET OUT ON EXHIBIT "A" ATTACHED HERETO; MADE A PART
HEREOF; AND INCORPORATED HEREIN FOR ALL PURPOSES,


20020429000201730 Pg 1/2 189.00
Shelby Cnty Judge of Probate, AL
04/29/2002 12:56:00 FILED/CERTIFIED

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 26th
day of April, 2002

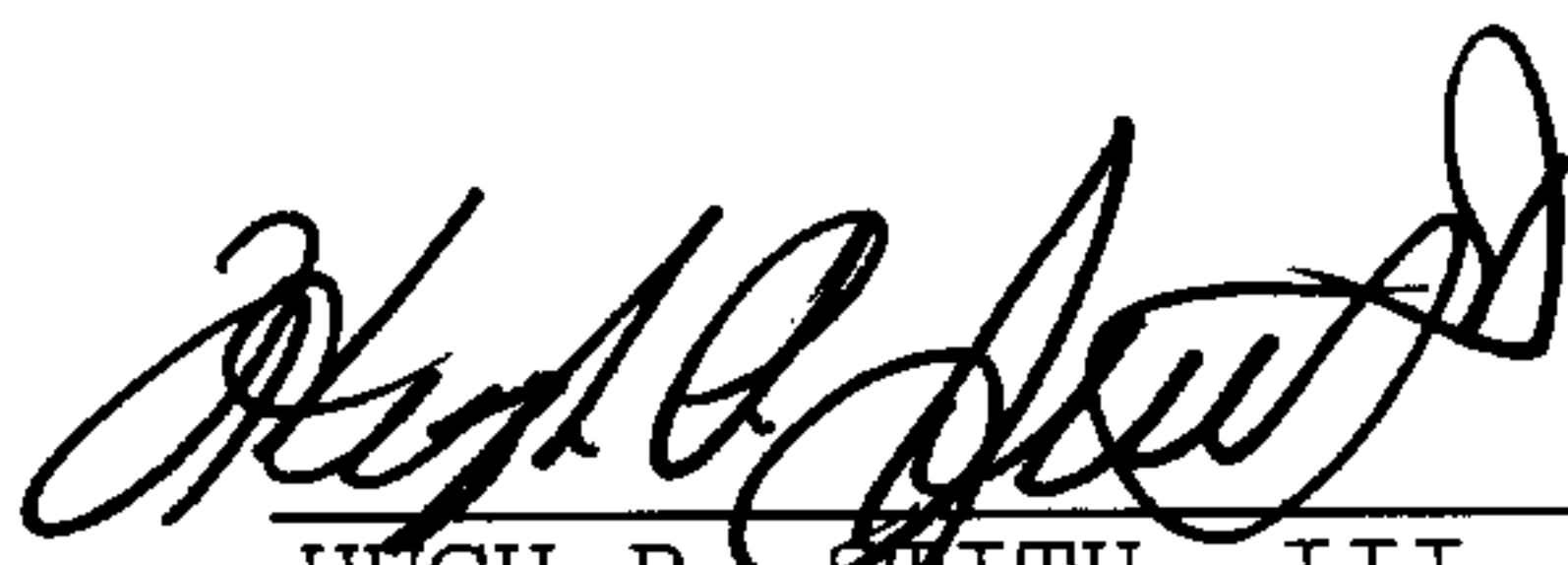

_____(Seal)  _____(Seal)
HUGH P. STITH, III
_____(Seal)  _____(Seal)
DIANE A. STITH
_____(Seal) _____(Seal)

EXHIBIT "A"

Subject to:

ADVALOREM TAXES DUE OCTOBER 1, 2002

Easements to Shelby County, as recorded in Real Book 206, page 907, 910, and 914.

Restrictions as recorded in Instrument 1994-3752, 1992-22103, 1995-0941, 1995-32703, and 2001-38397.

Easement with Alabama Power Company, as recorded in Instrument 1993-15092.

Title to all minerals within and underlying the premises, together with all mining rights and other rights, privileges and immunities relating thereto as recorded in Deed Book 121, Page 294, Deed Book 51, page 544 and Deed Book 60, page 260.

Covenant and Agreement for Water Service, as recorded in Real Book 235, page 574.

Underground and Transmission permit as recorded in Deed Book 305, page 637.

Right of way to Hugh Drive as recorded in Deed Book 301, page 799.

Right of way easement to Water Works Board of the City of Birmingham, as recorded in Deed Book 301, page 115, and Deed Book 301, page 123.

The Property shall be for single-family residential purpose only and any Dwelling built thereon shall contain a minimum of 4,000 square feet of living space, as defined in the Declaration.

The property is subject to the building setback limitations specified Sections 6.04 and 6.05 off the Declaration and the 30-foot Buffer Area along the front lot line of the property as set forth in Section 3.10 of the Declaration.

The easements, restrictions, reservations, covenants, agreement and all other terms and provisions of the Crest at Greystone declaration of Covenants, Conditions and Restrictions dated October 2, 1993 and recorded as Instrument No. 1992-22103 in the Probate Office of Shelby County, Alabama and all amendments thereto (which together all amendments thereto, is hereafter collective referred to as the "Declaration").