

STATE OF ALABAMA)
JEFFERSON COUNTY)

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, That for and in consideration of THREE HUNDRED TWENTY SIX THOUSAND AND NO/100 DOLLARS (\$326,000.00) to the undersigned GRANTORS in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, **BRUNO REAL ESTATE & INVESTMENT COMPANY, L.L.C. an Alabama Limited Liability Company** (GRANTOR) does grant, bargain, sell and convey unto RICHARD SCOTT PERKINS and JEANNE A. PERKINS as Joint Tenants with Right of Survivorship, the following described real estate situated in SHELBY COUNTY, ALABAMA to-wit:

THE PROPERTY CONVEYED BY THIS DEED IS DESCRIBED ON EXHIBIT "A" ATTACHED HERETO, MADE A PART HEREOF AND INCORPORATED HEREIN FOR ALL PURPOSES. \$260800.00 OF THE CONSIDERATION WAS PAID FROM THE PROCEEDS OF A MORTGAGE LOAN.

TO HAVE AND TO HOLD unto the said GRANTEES as Joint Tenants with Right of Survivorship, their heirs and assigns forever; it being the intention of the Parties to this conveyance, that (unless the joint tenancy hereby created is severed or terminated during the joint lives of the grantees herein) in the event one grantee herein survives the other, the entire interest in fee simple shall pass to the surviving grantee, and if one does not survive the other, the heirs and assigns of the grantees herein shall take as tenants in common.

And said GRANTOR does for itself, its successors and assigns, covenant with said GRANTEES, their heirs and assigns that it is lawfully seized in fee simple of said premises, that they are free from all encumbrances, unless otherwise noted above, that it has a good right to sell and convey the same as aforesaid, and that it will and its successors and assigns shall, warrant and defend the same to the same GRANTEES, their heirs, and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the said GRANTOR has caused this conveyance to be executed this the 10 day of SEPTEMBER, 2003.

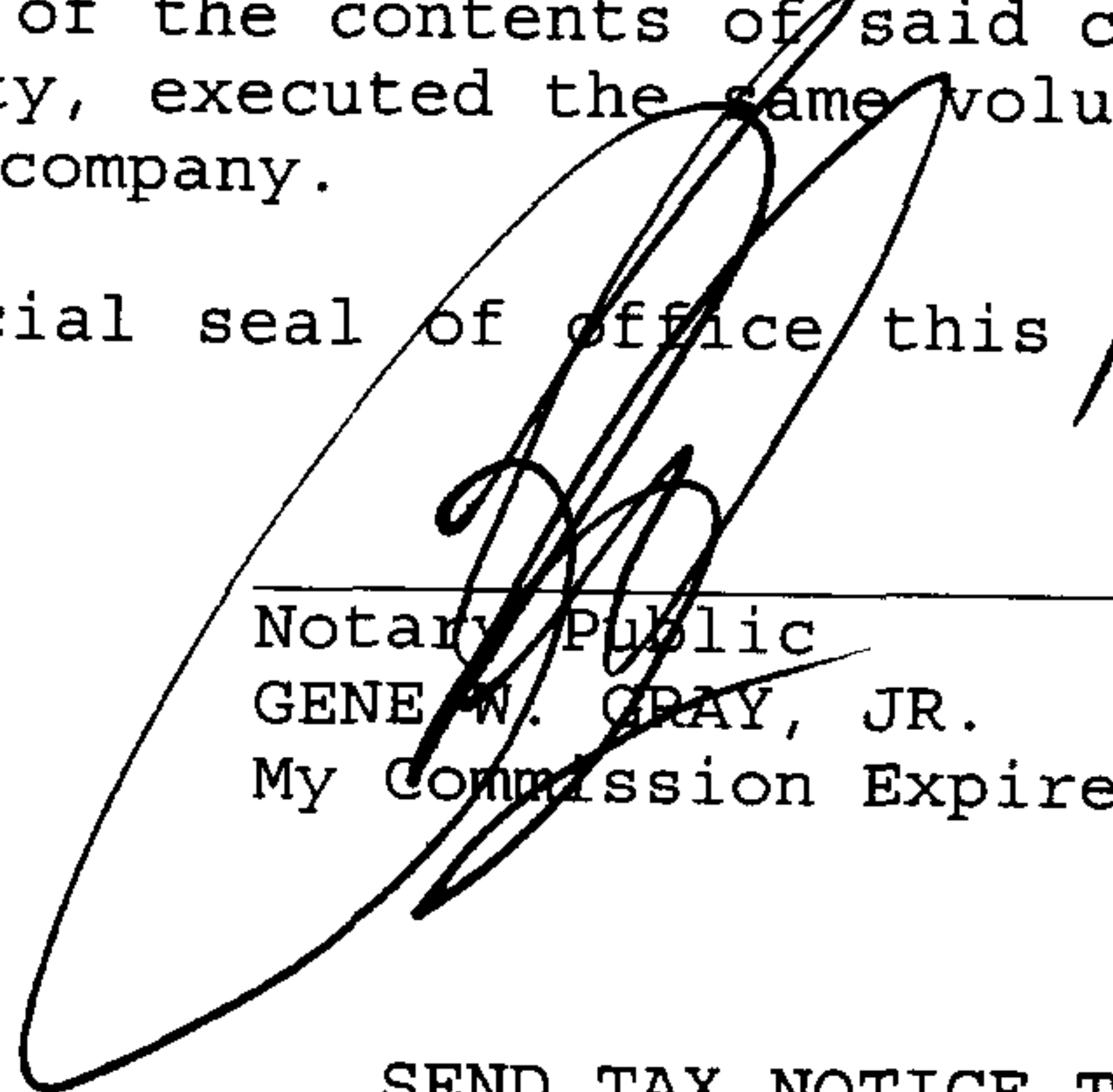
BRUNO REAL ESTATE & INVESTMENT COMPANY, L.L.C.
AN ALABAMA LIMITED LIABILITY COMPANY

By: 
KEN BRUNO, ITS MEMBER

STATE OF ALABAMA)
JEFFERSON COUNTY)

I, the undersigned, a Notary Public, in and for said County in said State, hereby certify that, KEN BRUNO whose name as MEMBER of BRUNO REAL ESTATE & INVESTMENT COMPANY, L.L.C. an 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 10th day of SEPTEMBER, 2003.


Notary Public
GENE W. GRAY, JR.
My Commission Expires: 11/09/06

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

SEND TAX NOTICE TO:
RICHARD SCOTT PERKINS
JEANNE A. PERKINS
4034 MILNER'S CRESCENT
BIRMINGHAM, AL

35242

EXHIBIT "A"

Lot 42, according to the Survey of 1st Amended Map of Greystone Farms Milner's Crescent Sector - Phase 1, as recorded in Map Book 19, page 140, in the Probate Office of Shelby County, Alabama.

Subject to:

Advalorem taxes due October 1, 2003.

20030922000637900 Pg 2/2 79.50
Shelby Cnty Judge of Probate, AL
09/22/2003 14:53:00 FILED/CERTIFIED

Restrictions as shown by recorded Map.

Restrictions, covenants and conditions as to Greystone Farms as set out in Instrument 1995-16401; 1st Amendment recorded in Instrument 1995-1432; 2nd Amendment recorded in Instrument 1996-21440 and 3rd Amendment recorded in Instrument 1997-2587, in the Probate Office of Shelby County, Alabama.

Mineral and mining rights and rights incident thereto recorded in Deed Book 121, page 294 and Deed book 60, page 260, in the Probate Office of Shelby County, Alabama.

Easements to BellSouth Communications, recorded in Instrument 1995-7422, in the Probate Office of Shelby County, Alabama.

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 the Probate Office of Shelby County, Alabama, 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 the Probate Office of Shelby County, Alabama.

Covenants and agreement for water service as set out in an Agreement recorded in Real Book 235, page 574, modified by Agreement recorded in Instrument 1992-20786, further modified by Agreement recorded in Instrument 1993-20840, in the Probate Office of Shelby County, Alabama.

Right of way from Daniel Oak Mountain Limited to Shelby County, recorded in Instrument 1994-21963, in the Probate Office of Shelby County, Alabama.

Development agreement between Daniel Oak Mountain Limited Partnership, Greystone Residential Association, Inc., Greystone Ridge, Inc., and United States Fidelity and Guaranty Company, recorded in Instrument 1994-22318 and 1st Amendment recorded in Instrument 1996-0530, in the Probate Office of Shelby County, Alabama.

Greystone Farms reciprocal easement agreement recorded in Instrument 1995-16400, in the Probate Office of Shelby County, Alabama.

Greystone Farms Community Center Property declaration of covenants, conditions and restrictions, recorded in Instrument 1995-16403, in the Probate Office of Shelby County, Alabama.

Right of way to Water Works Board of the City of Birmingham, recorded in Instrument 1993-20841, in the Probate Office of Shelby County, Alabama.

Rights to use Hugh Daniel Drive, recorded in Deed Book 301, page 799, in the Probate Office of Shelby County, Alabama.

Easement agreement recorded in Real 265, page 361, in the Probate Office of Shelby County, Alabama.

Right of way to BellSouth Mobility, Inc. Tower, recorded in Real 265, page 368, in the Probate Office of Shelby County, Alabama.

Building lines and easements as set out in Instrument 1995-36693, in the Probate Office of Shelby County, Alabama.

Mineral and mining rights and rights incident thereto and release of damages recorded in Instrument 1996-20560, in the Probate Office of Shelby County, Alabama.

Restrictions, building lines, mineral and mining rights and rights incident thereto and release of damages recorded in Instrument 1995-10453, in the Probate Office of Shelby County, Alabama.

Restrictions appearing of recorded in Instrument 1995-10455, in the Probate Office of Shelby County, Alabama.