



20040108000012680 Pg 1/2 100.00
Shelby Cnty Judge of Probate, AL
01/08/2004 08:30:00 FILED/CERTIFIED

THIS INSTRUMENT PREPARED BY:

Stewart & Associates, P.C.
3595 Grandview Parkway
Suite 350
Birmingham, Alabama 35243

SEND TAX NOTICE TO

KATHRYN KOSTOPULOS
5369 GREYSTONE WAY
BIRMINGHAM, ALABAMA 35242&

Br... J...
Reli, Inc.
the TITLE and CLOSING PROFESSIONALS
3595 Grandview Pkwy, Ste 350
Birmingham, AL 35243

WARRANTY DEED, WITH JOINT TENANCY WITH RIGHT OF SURVIVORSHIP

STATE OF ALABAMA:
COUNTY OF Shelby:

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of Four Hundred Eight Thousand Five Hundred Twenty-Five and 00/100 (\$408,525.00) and other good and valuable consideration, in hand paid to the undersigned, CHARLES M. FRUSTERIO, AND SPOUSE, MELANIE S. FRUSTERIO, (hereinafter referred to as "Grantors") to KATHRYN KOSTOPULOS and TED KOSTOPULOS, (hereinafter referred to as "Grantees"), the receipt and sufficiency of which are hereby acknowledged, Grantor does, by these presents, grant, bargain, sell and convey unto Grantees, the following described real estate, situated in the County of Shelby, Alabama, to-wit:

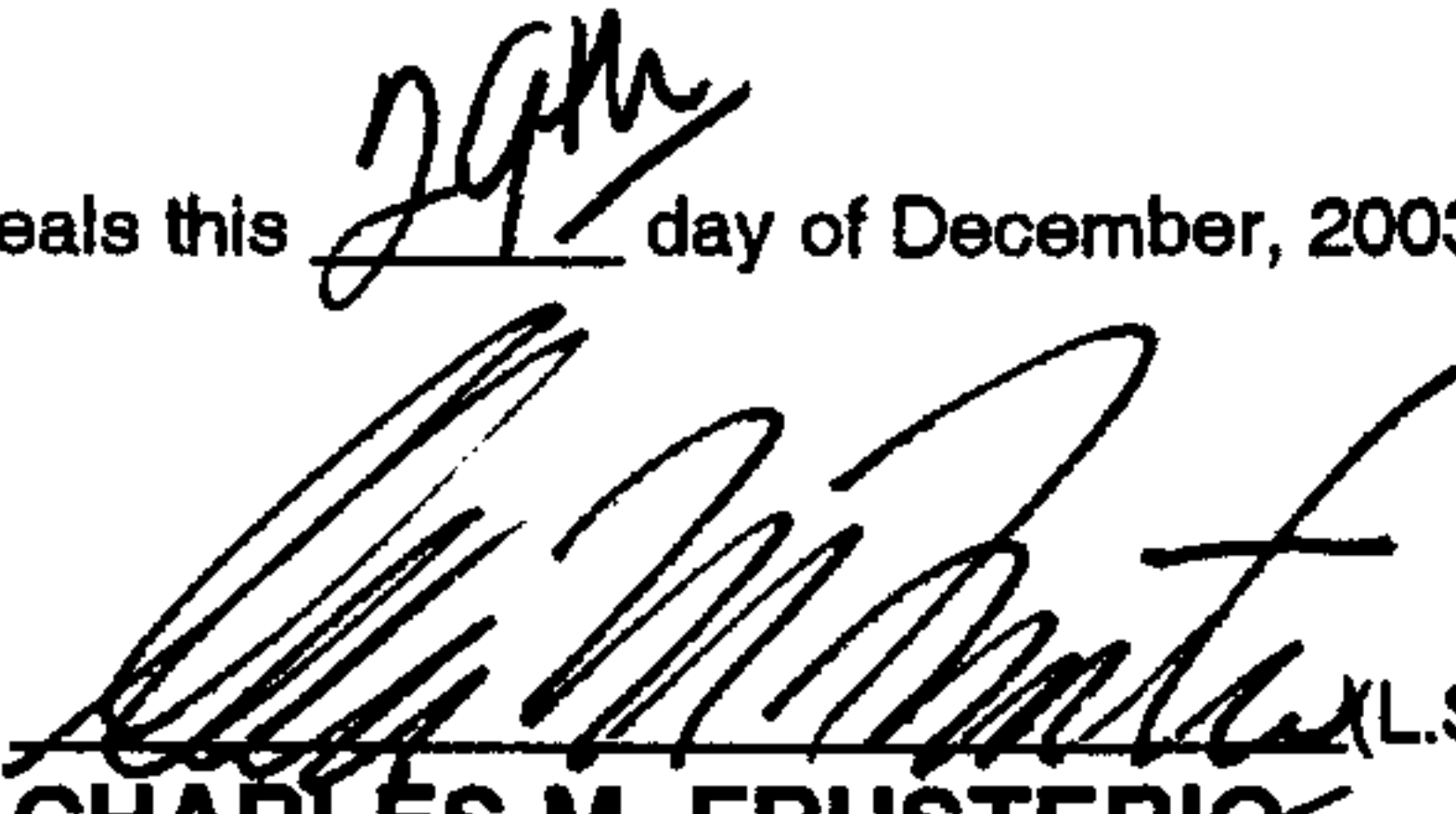
SEE ATTACHED EXHIBIT 'A' FOR LEGAL DESCRIPTION.

\$322,700.00 OF THE PURCHASE PRICE WAS PAID FROM THE PROCEEDS OF A MORTGAGE LOAN CLOSED SIMULTANEOUSLY HERewith.

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

The Grantors do for ourselves and for our heirs, executors, and administrators covenant with the said Grantees, their heirs and assigns, that we are lawfully seized in fee simple of said premises; that they are free from all encumbrances, except as shown above; that we have a good right to sell and convey the same as aforesaid; and that it will, and their successors and assigns shall forever, warrant and defend the same to the 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 this 29th day of December, 2003.


CHARLES M. FRUSTERIO (L.S.)

MELANIE S. FRUSTERIO (L.S.)

STATE OF ALABAMA

COUNTY OF JEFFERSON

I, the undersigned, a Notary Public in and for said County and State hereby certify that CHARLES M. FRUSTERIO, and spouse, MELANIE S. FRUSTERIO, whose names are signed to the foregoing conveyance, and who are known to me, acknowledged before me on this day, that, being informed of the contents of said instrument, they executed the same voluntarily on the day the same bears date.

Given under my hand official seal this 29th day of December, 2003.

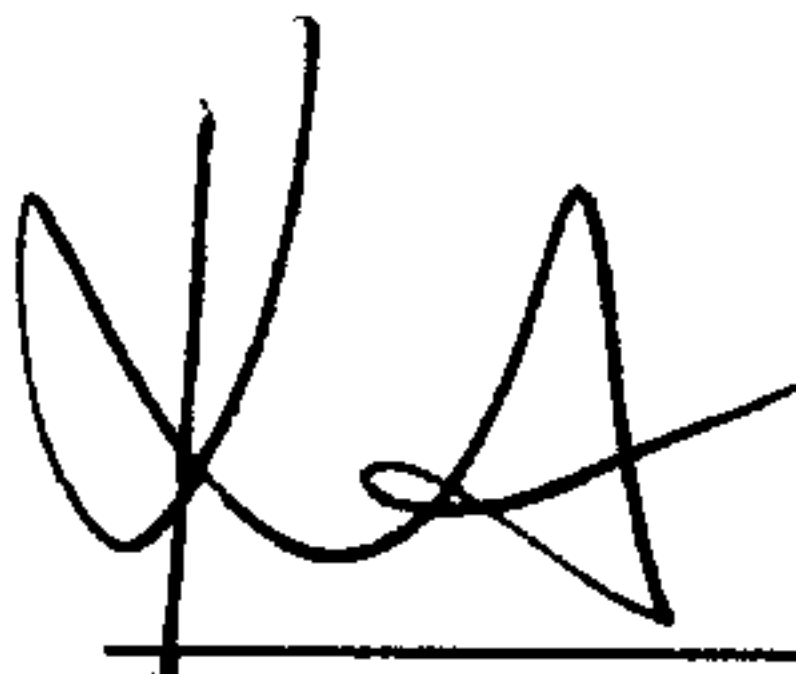

Notary Public
My commission exp: 11/8/11

EXHIBIT "A"
LEGAL DESCRIPTION OF PROPERTY

Lot 2, according to the Map of Greystone, 6th Sector, as recorded in Map Book 17, Page 54 A, B & C in the Probate Office of Shelby County, Alabama; being situated in Shelby County, Alabama.

Together with the non-exclusive easements to use the private roadways, common areas and Hugh Daniel Drive, all as more particularly described in the Greystone Residential Declaration of covenants, conditions and restrictions dated November 6, 1990, and recorded in Real 317, page 260, in the Probate Office of Shelby County, Alabama and all amendments thereto.

SUBJECT TO:

1. The lien of Ad Valorem taxes for the year 2004 are a lien but neither due nor payable until 1 October, 2004.
2. Municipal improvements assessments and fire district dues against subject property, if any.
3. Building and setback lines of 35' as recorded in Map Book 17, Page 54, in the Probate Office of Shelby County, Alabama.
4. Building and setback lines of 50' as recorded in Map Book 17, Page 54, in the Probate Office of Shelby County, Alabama.
5. Building and setback lines of 10' as recorded in Map Book 17, Page 54, in the Probate Office of Shelby County, Alabama.
6. Subject to covenants, conditions and restrictions (deleting therefrom, any restrictions indicating any preference, limitation or discrimination based on race, color, religion, sex, handicap, family status or national origin) as set forth in the document recorded in Real 317, Page 260, amended by affidavit in Real 319, Page 235, with first amended recorded in Real 346, Page 942; 2nd amendment recorded in Real 378, Page 904; 3rd Amendment recorded in Real 397, Page 985; 4th Amendment recorded in Instrument No. 1993-16982 and as shown by Map Book 17, Pages 54 A, B, & C, in the Probate Office of Shelby County, Alabama.
7. Amended and restated restrictive covenants as recorded in Real Book 265, Page 96.
8. Transmission line permits to Alabama Power Company as shown by instruments recorded in Deed Book 207, Page 223 and Instrument No. 1994-1193.
9. Rights of others to use of Hugh Daniel Drive and Greystone Drive as recorded in Deed Book 301, Page 799.
- 10 Covenants and agreement for water services as set out in instrument recorded in Real 235, Page 574.
- 11 Reciprocal easement agreement pertaining to access and roadway easements as set out in Real 312, Page 274 and as amended by Real Book 317, page 269.
- 12 Restrictions as recorded in Instrument No. 1995-29164.
- 13 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 40, Page 332 and Deed Book 57, Page 584, in the Probate Office of Shelby County, Alabama.
- 14 Release of liability as recorded in Instrument No. 1995-29164.
- 15 Amended Planned Unit Development Plan as recorded in Instrument No. 1996-31891.