

BHMO400553
Reli, Inc.
the TITLE and CLOSING PROFESSIONALS
3595 Grandview Pkwy, Ste 300
Birmingham, AL 35243

20040122000037200 Pg 1/2 219.00
Shelby Cnty Judge of Probate, AL
01/22/2004 08:23:00 FILED/CERTIFIED

(RECORDING INFORMATION ONLY ABOVE THIS LINE)

This Instrument was
prepared by:

R. Shan Paden
PADEN & PADEN
Attorneys at Law
Five Riverchase Ridge, Suite 100
Birmingham, Alabama 35244

SEND TAX NOTICE TO:

M.A. FRAZIER CONSTRUCTION, INC.
P.O. BOX 383023
BIRMINGHAM, AL 35238

STATE OF ALABAMA)

COUNTY OF SHELBY)

STATUTORY WARRANTY DEED

Know All Men by These Presents: That in consideration of TWO HUNDRED FIVE THOUSAND DOLLARS and 00/100 (\$205,000.00) DOLLARS to the undersigned grantor, HPH PROPERTIES, LLC, in hand paid by the GRANTEE herein, the receipt of which is hereby acknowledged, the said GRANTOR, does by these presents, grant, bargain, sell and convey unto M.A. FRAZIER CONSTRUCTION, INC., (herein referred to as GRANTEE, the following described real estate, situated in SHELBY County, Alabama, to-wit:

LOT 716, ACCORDING TO THE SURVEY OF GREYSTONE LEGACY, 7TH SECTOR, AS RECORDED IN MAP BOOK 30, PAGE 43 A, B AND C IN THE OFFICE OF THE JUDGE OF PROBATE OF SHELBY COUNTY, ALABAMA.

SUBJECT TO:

1. TAXES FOR THE YEAR BEGINNING OCTOBER 1, 2003 WHICH CONSTITUTES A LIEN BUT ARE NOT YET DUE AND PAYABLE UNTIL OCTOBER 1, 2004.
2. 7.5 FOOT EASEMENT NE, EAST, SOUTH AND SOUTHWEST LOT LINES AS PER PLAT.
3. 10 FOOT EASEMENT ON NW LOT LINE AS PER PLAT.
4. BUILDING AND SETBACK LINES OF 50 FEET AS RECORDED IN MAP BOOK 30, PAGE 43, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.
5. BUILDING AND SETBACK LINES OF 15 FEET AS RECORDED IN MAP BOOK 30, PAGE 43, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.
6. RESTRICTIVE COVENANTS, EASEMENT AND RIGHT OF WAY AS SETFORTH IN INSTRUMENT #2001-48193.
7. RESTRICTIVE COVENANTS REGARDING GREYSTONE HOMEOWNERS' ASSOCIATION AS SETFORTH IN INSTRUMENT #2001-38396.
8. GREYSTONE LEGACY DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS AS SETFORTH IN INSTRUMENT #1999-50995; 1ST AMENDMENT RECORDED IN INSTRUMENT #2000-4911; 2ND AMENDMENT RECORDED IN INSTRUMENT #2000-34390; 3RD AMENDMENT RECORDED IN INSTRUMENT #2000-40197; 6TH AMENDMENT RECORDED IN INSTRUMENT #2001-48193, ALONG WITH ARTICLES OF INCORPORATION OF GREYSTONE LEGACY HOMEOWNERS'

ASSOCIATION, INC. AS SET FORTH IN INSTRUMENT #1999-50982.

9. RESTRICTIONS, LIMITATIONS, CONDITIONS AND RELEASE OF LIABILITY AS SET FORTH IN MAP BOOK 27, PAGE 109.
10. DECLARATION OF WATERSHED PROTECTIVE COVENANTS FOR GREYSTONE DEVELOPMENT AS SET FORTH IN INSTRUMENT #2000-17644, WITH ASSIGNMENT AND ASSUMPTION AGREEMENT RECORDED IN INSTRUMENT #2000-20625.
11. 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 REAL 261, PAGE 493, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.
12. COVENANTS AND AGREEMENTS FOR WATER SERVICE DATED APRIL 24, 1989 BETWEEN DANTRACT, INC. AND DANIEL REALTY CORPORATION AND SHELBY COUNTY AS SET FORTH IN REAL 235, PAGE 574, ALONG WITH AMENDMENT RECORDED IN INSTRUMENT #1992-20786 AND 2ND AMENDMENT RECORDED IN INSTRUMENT #1993-20840.
13. RELEASE OF DAMAGES AS RECORDED IN INSTRUMENT #2002102800053025, AS RECORDED IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.
14. RECIPROCAL EASEMENT AGREEMENT AS RECORDED IN INSTRUMENT #2001-38396.

TO HAVE AND TO HOLD unto the said GRANTEE her/his heirs and assigns, forever.

IN WITNESS WHEREOF, the said DAVID BONAMY, JR. AS CLOSING MANAGER OF HPH PROPERTIES, LLC, has hereunto subscribed her name on this the 4th day of January, 2004.

HPH PROPERTIES, LLC



DAVID BONAMY, JR., CLOSING MANAGER

STATE OF ALABAMA)
COUNTY OF SHELBY)

ACKNOWLEDGEMENT

I, the undersigned, a Notary Public, in and for said County, in said State, hereby certify that DAVID BONAMY, JR., whose name as CLOSING MANAGER of HPH PROPERTIES, LLC, 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 the conveyance, he or she, in her capacity as Executrix, executed the same voluntarily on the day same bears date.

Given under my hand this the 4th day of January, 2004.



Notary Public

My commission expires: 5-8-07