

**TITLE NOT EXAMINED AND NO SURVEY PROVIDED.**

VALUE OF  
\$5,000.00

STATE OF ALABAMA     )  
SHELBY COUNTY         )

**STATUTORY WARRANTY DEED**

KNOW ALL MEN BY THESE PRESENTS, that in consideration of Ten and no/100 (\$10.00) Dollars and other good and valuable consideration, to the undersigned grantors, in hand paid by the grantee herein, the sufficiency and receipt whereof is acknowledged, we, GREYSTONE RIDGE HOMEOWNER'S ASSOCIATION, INC., an Alabama nonprofit corporation, hereby grants, bargains, sells and conveys unto GREYSTONE GOLF, L.L.C., the following described real estate, situated in Shelby County, Alabama, to-wit:

SEE ATTACHED EXHIBIT "A"

Subject to the following:

Subject to current Ad Valorem taxes, which are not yet due and payable.

Subject to any and all easements, restrictions and limitations of record.

Mineral and mining rights excepted.

Library district assessments for the current year and all subsequent years thereafter.

All applicable zoning ordinances.

All of the terms, covenants, conditions, restrictions and agreements set forth in this Deed.

TO HAVE AND TO HOLD, to the said GRANTEE, her heirs and assigns forever; subject, however, to the Permitted Exceptions.

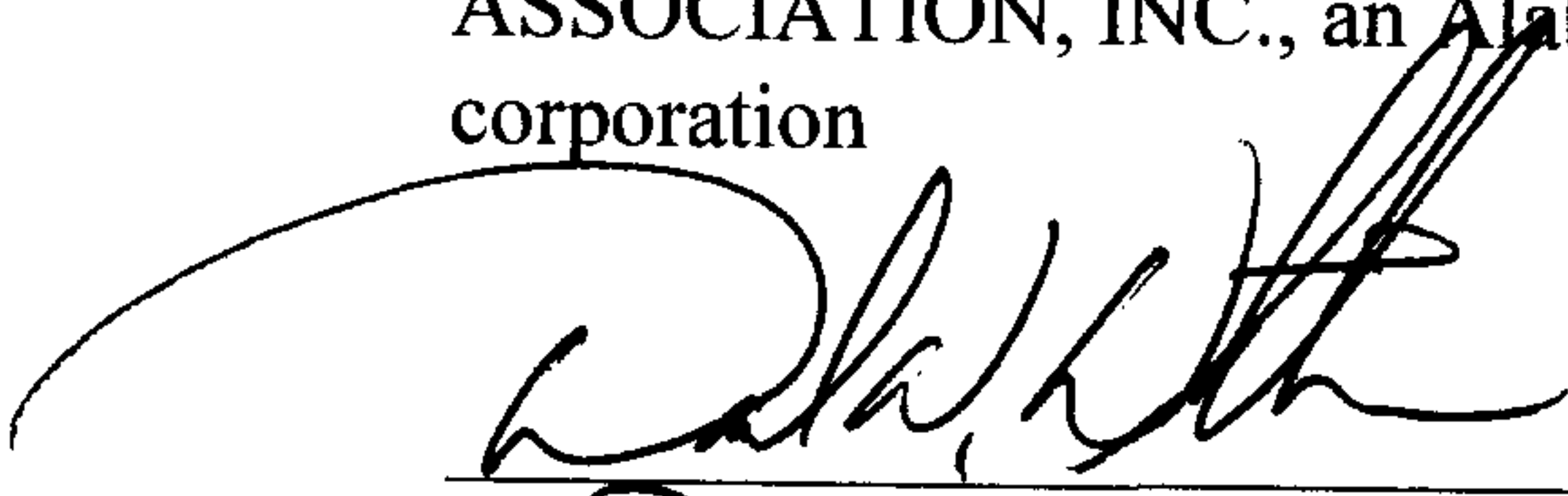
The Property is conveyed subject to the following terms, covenants, conditions, restrictions and agreements:

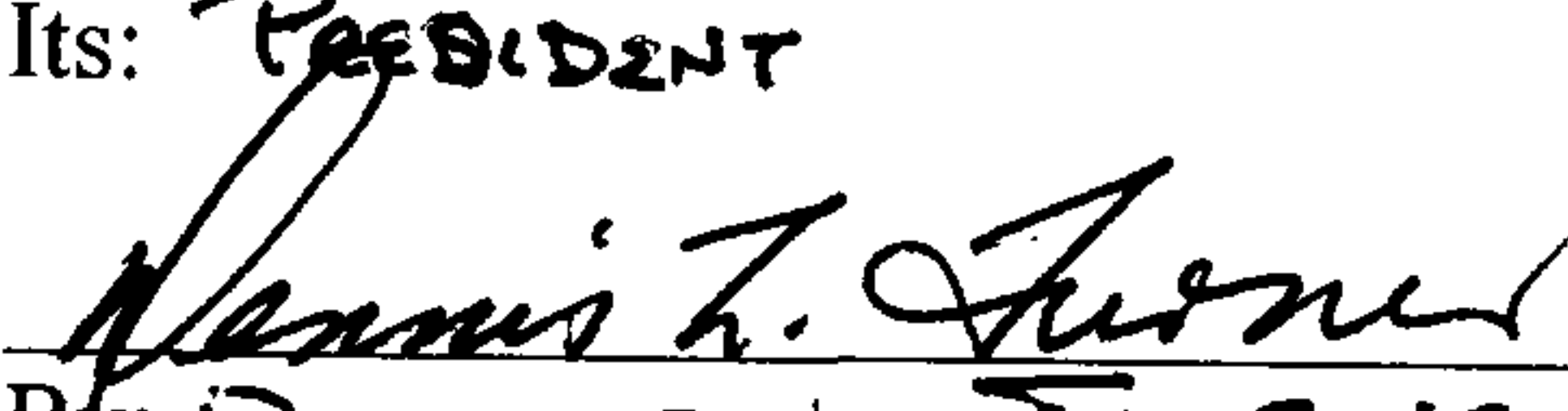
(a) The property shall at all times be used solely for the construction, maintenance, operation, repair and replacement from time to time thereon of a public roadway and for a right-of-way for a public roadway and for no other uses or purposes whatsoever without the prior written consent of Grantor, which consent may be withhold in the sole and absolute discretion of Grantor. Grantee, by acceptance of this Deed, covenants and agrees, for itself and its successors and assigns, that no improvements of any nature shall be made, constructed or installed on the Property until such time as plans and specifications for such improvements, including , without limitation, landscaping plans, grading plans and stormwater drainage plans, have been submitted to grantor and approved by Grantee (or its designee).

(b) The foregoing terms and provisions of this deed may be enforced by Grantor by an action for specific performance or by the exercise of any other rights and remedies available to Grantor in the event any of the foregoing terms, covenants, conditions, restrictions and agreements are breached at any time by Grantee or any of its successors and assigns and Grantee covenants and agrees to pay to Grantor any and all costs and expenses incurred by Grantor in enforcing the terms and provisions of this Deed, including, without limitation, reasonable attorney's fees and expenses.

IN WITNESS WHEREOF, we have hereunto set our hands and seals this 24 day of MAY, 2004.

GREYSTONE RIDGE HOMEOWNER'S  
ASSOCIATION, INC., an Alabama nonprofit  
corporation


  
By: DANIEL W. WHITMAN (SEAL)  
Its: PRESIDENT

  
By: DENNIS L. TURNER (SEAL)  
Its: Vice President

STATE OF ALABAMA     )  
SHELBY COUNTY        )

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that DANIEL WHITMAN whose name as PRESIDENT of Greystone Ridge Homeowner's Association, Inc., an Alabama nonprofit corporation 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/she executed the same voluntarily on the day the same bears date.


Given under my hand and official seal, this 24 day of may, 2004.

  
NOTARY PUBLIC     NOTARY PUBLIC STATE OF ALABAMA AT LARGE  
My Commission Expires Apr 4, 2007  
~~NOTARY PUBLIC UNDERWRITERS~~

STATE OF ALABAMA     )  
SHELBY COUNTY        )

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that DENNIS TURNER whose name as VICE PRESIDENT of Greystone Ridge Homeowner's Association, Inc., an Alabama nonprofit corporation 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/she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal, this 24 day of may, 2004.

  
NOTARY PUBLIC     NOTARY PUBLIC STATE OF ALABAMA AT LARGE  
My Commission Expires Apr 4, 2007  
~~NOTARY PUBLIC UNDERWRITERS~~

This instrument prepared by:  
CHAMBLEE, MALONE & ASSOCIATES, L.L.C.  
Attorneys at Law  
5582 Apple Park Drive  
Birmingham, Alabama 35235  
(205) 856-9111

**EXHIBIT A**

Part of the Northeast quarter of the Northeast quarter of Section 32, Township 18 South, Range 1 West, Shelby County, Alabama, being more particularly described as follows:

Commence at the Southwest corner of Lot 2 of Greystone Ridge Garden Homes, as recorded in Map Book 16, on Page 31 in the Office of the Judge of Probate, Shelby County, Alabama; thence run in a Northeasterly direction along the Northwest line of said Lot 2 and also along the Northeast right of way line of Berwick Road for a distance of 74.00 feet to the Northwest corner of said Lot 2 and also the point of beginning, said point of beginning on a curve to the right, having a central angle of 55 degrees, 00 minutes, 45 seconds and a radius of 20.00 feet; thence run in a Northeasterly direction along the arc of said curve for a distance of 19.20 feet to a point; thence run tangent to last stated curve in a Northeasterly direction for a distance of 21.03 feet to a point on a curve to the left, having a central angle of 125 degrees, 54 minutes, 45 seconds and a radius of 50.00 feet; thence run in a Northeasterly to Northwesterly direction along the arc of said curve for a distance of 109.88 feet to a point on a reverse curve to the right, having a central angle of 70 degrees, 54 minutes, 00 seconds and a radius of 20.00 feet; thence run in a Northwesterly direction along the arc of said curve for a distance of 24.75 feet to a point; thence turn an angle to the left from the chord of last stated curve of 144 degrees, 33 minutes, 00 seconds and run in a Southwesterly direction along the Northeast right of way line of said Berwick Road for a distance of 135.56 feet to the point of beginning; said part containing 3,781 square feet, more or less.

20040525000277220 Pg 3/3 22.00  
Shelby Cnty Judge of Probate, AL  
05/25/2004 11:20:00 FILED/CERTIFIED