


THIS INSTRUMENT PREPARED BY:  
Riley & Riley, P.C.  
1950 Stonegate Drive, Suite 150  
Birmingham, Alabama 35242

SEND TAX NOTICE TO:  
Land South Contractors, Inc.  
130 Inverness Plaza, 201  
Birmingham, AL 35242

STATE OF ALABAMA  
SHELBY COUNTY

  
20041216000686350 Pg 1/2 15.00  
Shelby Cnty Judge of Probate, AL  
12/16/2004 09:01:00 FILED/CERTIFIED

**STATUTORY WARRANTY DEED**

**KNOW ALL MEN BY THESE PRESENTS:** That in consideration of Seventy-Nine Thousand Nine Hundred and 00/100 Dollars (\$79,900.00) to **VINTAGE HOMES, LLC**, an Alabama limited liability company (the "Grantor"), in hand paid by **LAND SOUTH CONTRACTORS, INC.** (the "Grantee"), the receipt and sufficiency of which is hereby acknowledged, Grantor does by these presents grant, bargain, sell and convey unto Grantee, subject to the covenants, conditions and other matters set forth below, the real estate situated in Shelby County, Alabama, more particularly described as follows (the "Property"):

Lot 112, according to the map or survey of The Cove of Greystone, Phase I, as recorded in Map Book 26, Page 39 A&B, as recorded in the Probate Office of Shelby County, Alabama.

**SUBJECT TO:**

1. Taxes and assessments for the year 2005, and taxes for subsequent years, not yet due and payable.
2. Agreement recorded in Instrument Number 1999-24249, of the Official records of Shelby County, Alabama.
3. Articles of Incorporation of Greystone Valley Homeowner's Association, Inc., recorded in Instrument Number 1995-35677 and 1998-38837, of the Official records of Shelby County, Alabama.
4. Easement to Alabama Power Company, recorded in Instrument Number 2000-11841, of the Official records of Shelby County, Alabama.
5. Easement recorded in Instrument Number 1998-18416, of the Official records of Shelby County, Alabama.
6. Restrictions and covenants appearing of record in Instrument No. 1998-38836; Instrument No. 1998-38838; and Instrument No. 1998-41636.
7. 50 foot building set back line, per plat map.
8. 50 foot building set back line in rear of lot, per plat map.
9. 15 foot building set back line on sides of lot, per plat map.
10. Restrictions as contained in Instrument Number 20040213000075520, aforesaid records.
11. Restrictions and Covenants as recorded in Book 2003, Page 32312, of the Official records of Shelby County, Alabama.

**TO HAVE AND TO HOLD** unto Grantee, subject to the matters described above, its successors and assigns forever.


**The above recited consideration was paid from a Mortgage loan closed simultaneously herewith.**



By acceptance of this Deed, Grantee hereby covenants and agrees for itself and its heirs, successors, assigns, licensees, lessees, employees and agents that the Released Parties shall not be liable for, and no action shall be asserted against the any of the Released Parties for loss or damage on account of injuries to the Property or to any buildings, improvements, or structures now or hereafter located upon the Property, or on account of past or future injuries to any owner, occupant or other person in or upon the Property, which are caused by, or arise as a result of soil and/or subsurface conditions, known or unknown (including, without limitation, underground mines, sinkholes or other geological formations or conditions) under or on the Property or any other property now or hereafter owned by any of the Released Parties, whether contiguous or non-contiguous to the Property sold hereunder. For purposes of this paragraph, the term "Released Parties" shall mean and refer to (i) Vintage Homes, LLC; (ii) the agents, employees, contractors and subcontractors of Vintage Homes, LLC; (iii) any successors and assigns of Vintage Homes, LLC; (iv) the City of Vestavia Hills, Alabama, a municipal corporation, its officials, agents, employees and contractors, and any and all other political subdivisions, governmental entities, agencies, authorities, and/or bodies. This covenant and agreement shall run with the land conveyed hereby as against Grantee, and all persons, firms, trusts, partnerships, limited partnerships, corporations or other entities holding under or through Grantee.

**IN WITNESS WHEREOF**, Grantor, VINTAGE HOMES, LLC, has caused this conveyance to be executed by its duly authorized Representative as of the 8<sup>th</sup> day of December, 2004.

**VINTAGE HOMES, LLC,**  
**An Alabama limited liability company**

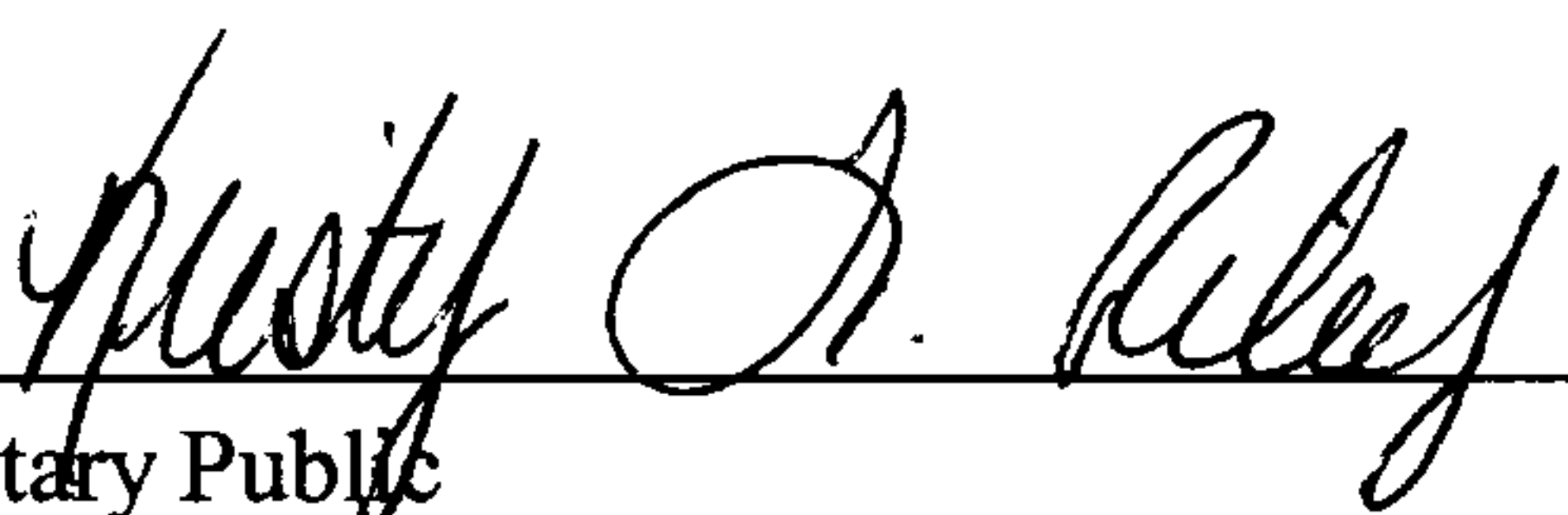
By:   
Vasil C. Valekis, as Attorney-in-Fact

STATE OF ALABAMA  
JEFFERSON COUNTY

I, the undersigned authority, a Notary Public in and for said County in said State, hereby certify that VASIL C. VALEKIS, as Attorney-in-Fact for Vintage Homes, LLC, 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 the conveyance, she, in such capacity and with full authority, executed the same voluntarily for and as the act of said limited liability partnership.

Given under my hand and official seal this 8<sup>th</sup> day of December, 2004.



  
Notary Public  
My Commission expires: 10-1-05