

This instrument was prepared by

(Name) Larry L. Halcomb

(Address) 3512 Old Montgomery Highway
Birmingham, AL 35209

Send Tax Notice To: William B. Raven
name

6009 Terrace Hills Drive
address

Birmingham, AL 35242

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

STATE OF ALABAMA } KNOW ALL MEN BY THESE PRESENTS,
Jefferson COUNTY }

That in consideration of TWO HUNDRED FOURTEEN THOUSAND FIVE HUNDRED AND NO/100-----
----- DOLLARS (\$214,500.00)
to the undersigned grantor or grantors in hand paid by the GRANTEEES herein, the receipt whereof is acknowledged, we,
Gregory Jason Huffstetler and wife, Mary Ruth Huffstetler

(herein referred to as grantors) do grant, bargain, sell and convey unto William B. Raven and wife, Pamela J. Raven

(herein referred to as GRANTEEES) as joint tenants with right of survivorship, the following described real estate situated in

Shelby County, Alabama to-wit:

See Legal Description on attached Exhibit "A".

Mineral and mining rights excepted.

Subject to taxes for 2005.

Subject to items on attached Exhibit "B".

TO HAVE AND TO HOLD Unto the said GRANTEEES 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, then the heirs and assigns of the grantees herein shall take as tenants in common.

And I (we) do for myself (ourselves) and for my (our) heirs, executors, and administrators covenant with the said GRANTEEES, their heirs and assigns, that I am (we are) lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that I (we) have a good right to sell and convey the same as aforesaid; that I (we) will and my (our) heirs, executors and administrators shall warrant and defend the same to the said GRANTEEES, their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, we have hereunto set our hand(s) and seal(s), this 31st day of January, 2005.

(Seal)
(Seal)
(Seal)

Gregory Jason Huffstetler (Seal)
Mary Ruth Huffstetler (Seal)

(Seal)

STATE OF ALABAMA
Jefferson COUNTY

General Acknowledgment

I, Larry L. Halcomb, a Notary Public in and for said County, in said State, hereby certify that Gregory Jason Huffstetler and wife, Mary Ruth Huffstetler whose name(s) 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 the conveyance they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 31st day of January A.D., 2005

Larry L. Halcomb

Notary Public

My Commission Expires January 23, 2006

EXHIBIT "A"

Lot 52, according to the Final Record Plat of Greystone Farms, Terrace Hills Sector, as recorded in Map Book 24, page 54, in the Probate Office of Shelby County, Alabama.

TOGETHER WITH the non-exclusive easement to use the private roadways, Common Areas and Hugh Daniel Drive, all as more particularly described in the Greystone Farms Declaration of Covenants, Conditions and Restrictions recorded in Instrument 1995-16401, in the Probate Office of Shelby County, Alabama, and all amendments thereto.

EXHIBIT "B"

Restrictions or Covenants recorded in Instrument 20021203000599370, in the Probate Office of Shelby County, Alabama, but omitting any covenant or restriction based on race, color, religion, sex, handicap, familial status, or national origin.

Building setback lines as shown by restrictive covenants in Instrument 1995/16401 and 1st amendment recorded in Instrument 1996/1432, 2nd amendment recorded in Instrument 1996/21440, 3rd amendment recorded in Instrument 1997/2587, 4th amendment recorded in Instrument 1998/10062, 5th amendment recorded in Instrument 1998/30335, and in Map Book 24, page 54 and public easements as shown by recorded plat.

Limitations, Conditions, and Restrictions or Covenants recorded in Map Book 24, page 54, in the Probate Office of Shelby County, Alabama, but omitting any covenant or restriction based on race, color, religion, sex, handicap, familial status, or national origin.

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.

Easement(s) 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, recorded in Real 265, page 96, in the Probate Office of Shelby County, Alabama; 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 on 7-13-94, as 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 as Instrument 1996/0530, and 2nd amendment recorded as Instrument 1998/16170, in the Probate Office of Shelby County, Alabama.

Greystone Farms Reciprocal easement agreement as set out 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.