

# (RECORDING INFORMATION ONLY ABOVE THIS LINE)

This Instrument was prepared by:

R. Shan Paden PADEN & PADEN Attorneys at Law 5 Riverchase Ridge, Suite 100

Birmingham, Alabama 35244

STATE OF ALABAMA)

COUNTY OF SHELBY)

SEND TAX NOTICE TO:

JEFFREY J. CLIFTON 408 MCCORMACK WAY BIRMINGHAM, AL 35242

#### JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

#### WARRANTY DEED

Know All Men by These Presents: That in consideration of NINE HUNDRED SEVENTY FIVE THOUSAND DOLLARS and 00/100 (\$975,000.00) to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt of which is acknowledged, we, KRISTI L. PARKER and RALPH C. PARKER, WIFE AND HUSBAND (herein referred to as GRANTORS) do grant, bargain, sell and convey unto JEFFREY J. CLIFTON and MELANIE E. CLIFTON, HUSBAND AND WIFE, (herein referred to as GRANTEES, as joint tenants, with right of survivorship, whether one or more) the following described real estate, situated in SHELBY County, Alabama, to-wit:

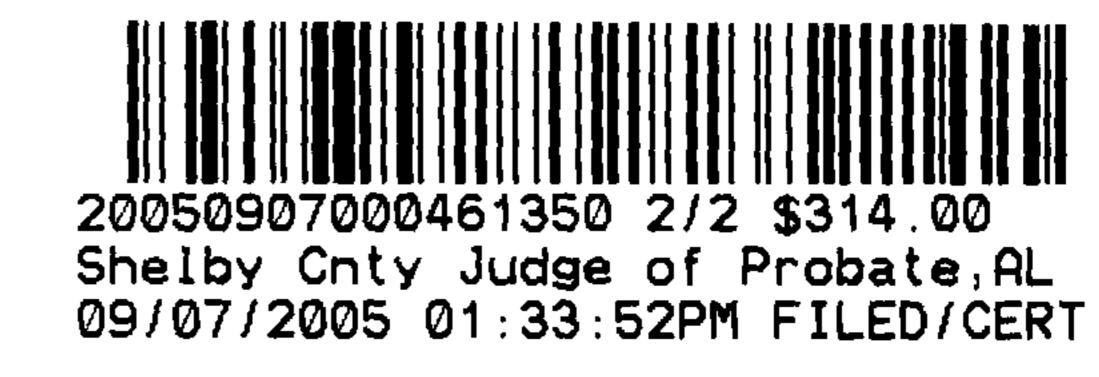
Lot 318, according to the Survey of Greystone Legacy Third Sector, as recorded in Map Book 27, Page 109, in the Probate Office of Shelby County, Alabama.

## SUBJECT TO:

- TAXES FOR THE YEAR BEGINNING OCTOBER 1, 2004 WHICH CONSTITUTES A LIEN BUT ARE NOT DUE AND PAYABLE UNTIL OCTOBER 1, 2005.
- EASEMENT(S); BUILDING LINE(S) AND RESTRICTION(S) AS SHOWN ON RECORDED MAP.
- RESTRICTIONS AND COVENANTS APPEARING OF RECORD IN INST. NO. 2000/34390.
- GREYSTONE LEGACY DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS AS SET OUT IN INST. NO. 1999/50995.
- ACCESS EASEMENT AGREEMENT AS SET OUT IN INST. 1999/12253.
- EASEMENT AGREEMENT AS SET OUT IN INSTRUMENT RECORDED IN INST. NO. 1999/12254 (AFFECTS ENTRANCE ROAD)
- ACCESS EASEMENT AGREEMENT AND RIGHT OF FIRST REFUSAL AGREEMENT DATED 2/12/99 AND RECORDED IN INST. 1999/7167 BY AND BETWEEN GREYSTONE DEVELOPMENT COMPANY, LLC AND GILBERT FAMILY PARTNERSHIP, LTD, ROY W. GILBERT, JR. AND WIFE, JUDITH L. GILBERT, ROY W. GILBERT, III AND WIFE, SHARON R. GILBERT.
- 8. EASEMENT(S) GRANTED TO ALABAMA POWER COMPANY FOR ELECTRICAL POWER AS SET OUT IN REAL 133, PAGE 551; DEED BOOK 246, PAGE 848 AND REAL 142, PAGE 188.

Shelby County, AL 09/07/2005 State of Alabama

Deed Tax:\$300.00



- 9. TITLE TO ALL MINERALS WITHIN AND UNDERLYING THE PREMISES, TOGETHER WITH ALL MINING RIGHTS AND OTHER RIGHTS, PRIVILEGES AND IMMUNITIES RELATING THERETO AS RECORDED IN DEED BOOK 243, PAGE 828.
- 10. DECLARATION OF USE RESTRICTIONS BETWEEN GREYSTONE DEVELOPMENT COMPANY, LLC, STILLMEADOW FARM LAND, LTD AND WALTER DIXON, RECORDED AS INST. 1999-12252.
- 11. TRANSMISSION LINE PERMIT(S) TO ALABAMA POWER COMPANY FOR ELECTRICAL POWER AS SHOWN BY INSTRUMENT(S) RECORDED IN DEED BOOK 246, PAGE 849 AND DEED BOOK 138, PAGE 588.
- 12. RIGHT OF WAY GRANTED TO SOUTH CENTRAL BELL FOR TELEPHONE SERVICES BY INSTRUMENT(S) RECORDED IN REAL 21, PAGE 312.
- 13. EASEMENT(S) TO ALABAMA POWER COMPANY FOR ELECTRICAL POWER AS SHOWN BY INSTRUMENT RECORDED IN DEED BOOK 351, PAGE 1.

\$675,000.00 of the consideration herein was derived from a mortgage closed simultaneously herewith.

TO HAVE AND TO HOLD Unto the said GRANTEES 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 GRANTEES, his, her, or 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 GRANTEES, his, her, or their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the said GRANTORS, KRISTI L. PARKER and RALPH C. PARKER, WIFE AND HUSBAND, have hereunto set his, her or their signature(s) and seal(s), this the 22nd day of August, 2005.

KRISTI L. PARKER

RALPH C. PARKER

STATE OF ALABAMA) COUNTY OF SHELBY)

### ACKNOWLEDGEMENT

I, the undersigned, a Notary Public, in and for said County, in said State, hereby certify that KRISTI L. PARKER and RALPH C. PARKER, WIFE AND HUSBAND, whose name(s) is (are) signed to the foregoing conveyance, and who is (are) known to me, acknowledged before me on this day that, being informed of the contents of the conveyance he, she, or they executed the same voluntarily on the day the same bears date.

Given under my hand this the 22nd day of August, 2005.

Notary Public

My commission expires:

