


This instrument was prepared by:
Eric L. Gay, Esquire
Dominick, Fletcher, Yeilding,
Wood & Lloyd, P.A.
2121 Highland Avenue
Birmingham, Alabama 35205

Send tax notice to:
Stone Park, LLC
Attn: Michael D. Fuller
850 Shades Creek Parkway
Birmingham, AL 35209

STATUTORY WARRANTY DEED


20060216000077680 1/4 \$21.00
Shelby Cnty Judge of Probate, AL
02/16/2006 11:54:08AM FILED/CERT

STATE OF ALABAMA)
 : **KNOW ALL MEN BY THESE PRESENTS:**
SHELBY COUNTY)

That for and in consideration of Ten Dollars (\$10.00) to the undersigned **Greystone Park Retail, LLC, an Alabama limited liability company** (an undivided 50% tenant-in-common owner) and **Stupaul, LLC, a Delaware limited liability company** (an undivided 50% tenant-in-common owner)(collectively, "Grantor"), in hand paid by **Stone Park, LLC, an Alabama limited liability company** ("Grantee"), the receipt and sufficiency of which is hereby acknowledged, Grantor does by these presents grant, bargain, sell and convey unto Grantee the following described real estate situated in Shelby County, Alabama, *to-wit*:

See Exhibit "A" attached hereto and made a part hereof for a description of the property being conveyed.

This property is conveyed subject to the following:

- (1) General and special taxes or assessments for 2006 and subsequent years not yet due and payable;
- (2) Mineral and mining rights not owned by Grantor;
- (3) Taxes or special assessments which are not shown as existing liens by public records;
- (4) Easements, or claims of easements, not shown by the public records;
- (5) Building setback line of 30 feet reserved from U.S. Highway 280, as shown by recorded plat; and
- (6) Utility easements as shown by recorded plat, including the following:
 - a. 15 foot water line easement running through the land;
 - b. Slope and drainage easement;
 - c. 20 foot Easement for sanitary sewer
 - d. 30 foot Easement along the northerly boundary for waterline
 - e. Location of Fire Hydrant(s).

{W0196619.1 \ 05011-00030}

TO HAVE AND TO HOLD unto the said Grantee, its successors and assigns forever.

This deed is executed as required by the Articles of Organization of Greystone Park Retail, LLC, dated July 15, 2002, which Articles of Organization have not been modified or amended. Greystone Park Retail, LLC does not have any Operating Agreement. This deed is further executed as required by the Articles of Organization and Operating Agreement of Stupaul, LLC, dated 11/29/99 or 12/16, 2000, which Articles of Organization and Operating Agreement have not been amended or modified.

IN WITNESS WHEREOF, Grantor has hereto set its signature and seal this _____ day of February, 2006.

GRANTOR:

Greystone Park Retail, LLC

By: Michael D. Fuller
Michael D. Fuller, Its Manager

Stupaul, LLC

By: William L. Stone
William L. Stone, Its Manager

STATE OF ALABAMA)

JEFFERSON **COUNTY)**

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Michael D. Fuller, whose name as Manager of Greystone Park Retail, 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 such conveyance, he, as such Manager and with full authority executed the same voluntarily on the day the same bears date for and as the act of the said limited liability company.

Given under my hand and official seal, this the 13th day of February, 2006.

John P. McEl
Notary Public
My commission expires: 7/11/08

[SEAL]

STATE OF ALABAMA)

JEFFERSON COUNTY)

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that William L. Stone, whose name as Manager of Stupaul, LLC, a Delaware 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 such conveyance, he, as such Manager and with full authority executed the same voluntarily on the day the same bears date for and as the act of the said limited liability company.

Given under my hand and official seal, this the 13th day of February, 2006.

[Signature]
Notary Public

My commission expires: 7/11/08

[SEAL]



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EXHIBIT "A"

Legal Description

Lot 1, according to the Final Record Plat of Greystone Park, First Commercial Subdivision, as recorded in Map Book 30, Page 48, in the Probate Office of Shelby County, Alabama; being situated in Shelby County, Alabama.