

SEND TAX NOTICE TO:
Loren Reeby
6008 Terrace Hills Drive
Birmingham, Alabama 35242



20060619000292000 1/2 \$251.50
Shelby Cnty Judge of Probate, AL
06/19/2006 01:49:39PM FILED/CERT

Shelby County, AL 06/19/2006
State of Alabama

Deed Tax: \$237.50

This instrument was prepared by
Gregory Wayne Lee
Lee & McClelland, LLC.
P.O. Box 430222
Birmingham, Alabama 35243

WARRANTY DEED

STATE OF Alabama

Jefferson COUNTY

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of **Two Hundred Thirty Seven Thousand Five Hundred dollars & no cents (\$237,500.00)**

To the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged, I, **Dan A. Peace and wife, Sharon Peace** (herein referred to as Grantor, whether one or more), do hereby grant, bargain, sell and convey unto **Loren Reeby, a single person** (herein referred to as grantee, whether one or more), the following described real estate, situated in Jefferson County, Alabama, to-wit:

LOT 3, ACCORDING TO THE FINAL RECORD PLAT OF GREYSTONE FARMS, TERRACE HILLS, AS RECORDED IN MAP BOOK 24, PAGE 54 IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA; BEING SITUATED IN SHELBY COUNTY, ALABAMA.

Dan A. Peace is the surviving grantee of deed recorded in Instrument No. 1999-20402. The other grantee, Tricia S. Peace having died on 12/14/2004.

Subject to: (1) Taxes for the year 2006 and subsequent years. (2) Easements, restrictions, reservations, rights-of-way, limitations, conditions of record, if any. (3) Mineral and mining rights, if any. (4) Subject to Covenants, conditions, restrictions, and building setback lines as to Greystone Farms (deleting therefrom, any restrictions indicating any preference, limitation or discrimination based on race, color, religion, sex, handicap, family status or national origin) as set forth in the document recorded 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 27, and public easement as shown in the official records of Shelby County, Alabama. (5) Restrictions, limitations and conditions as recorded in Map Book 24, Page 54. (6) Easement granted to Bellsouth Communication as recorded in Instrument 1995-7422 in the Public Records of Shelby County, Alabama. (7) Amended and Restated restrictive covenants including building setback lines and specific provisions for dense buffer along Hugh Daniel Drive, all as set out in Instrument recorded in Real 265 page 96 in Probate Office, and which said building setback lines and dense buffer are shown on survey of Paragon Engineering, Inc. dated 7/14/94. (8) Agreement in favor of Shelby Cable as recorded in Book 350, Page 545. (9) Covenants and Agreement for water service as recorded in Book 235, Page 574 as modified by Agreement recorded as Instrument 1992-20786, as further modified by Agreement recorded in Instrument 1993-20840. (10) Right of Way from Daniel Oak Mountain Limited to Shelby County recorded on July 13, 1994 in Instrument 1994-21963. (11) Development Agreement between Daniel Oak Mountain Limited Partnership, Greystone Residential Association, Inc. Greystone Ridge, Inc. and United States Fidelity and Guaranty Company as recorded in Instrument 1994-22318 and 1st Amendment recorded in Instrument 1996-0530, and 2nd Amendment recorded in Instrument 1998-16170. (12) Greystone Farms Reciprocal Easement Agreement as recorded in Instrument 1995-16400. (13) Subject to Covenants, conditions and restrictions of Greystone Farms Community Center (deleting therefrom, any restrictions indicating any preference, limitation or discrimination based on race, color, religion, sex, handicap, family status or national origin) as set forth in the document recorded

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in Instrument 1995-16403 in the official records of Shelby County, Alabama. (14) Title to all oil, gas and minerals within and underlying the premises, together with all oil and mining rights and other rights, privileges and immunities relating thereto, together with any release of liability for injury or damage to persons or property as a result of the exercise of such rights as recorded in Book 121, Page 294 and Book 60, Page 260.

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TO HAVE AND TO HOLD to the said grantee, his, her or their heirs and assigns forever.

And I (we) do for myself (ourselves) and for my (our) heirs, executors, and administrators covenant with the said **GRANTEES**, 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**, their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, Grantors have hereunto set his/her/their hand(s) and seal(s), this **June 2, 2006** .

(Seal)

(Seal)

Dan A. Peace (Seal)
Dan A. Peace
Sharon Peace (Seal)
Sharon Peace

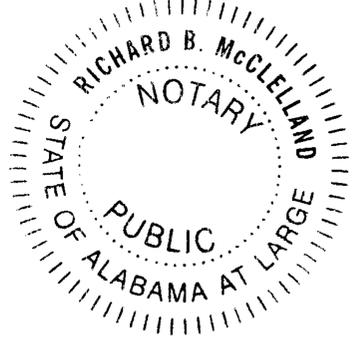
STATE OF ALABAMA
JEFFERSON COUNTY

General Acknowledgement

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that **Dan A. Peace and wife, Sharon Peace** , 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/they have/has executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 2nd day of June, 2006

Richard B. McClelland
Notary Public.



(Seal) **NOTARY PUBLIC STATE OF ALABAMA AT LARGE**
MY COMMISSION EXPIRES: OCT 21, 2006
BONDED THRU NOTARY PUBLIC UNDERWRITERS

[Faint, illegible text]