

This instrument was prepared by:
Michael J. Romeo, Attorney at Law
15 Office Park Circle, Suite 100
Birmingham, AL 35223

WHEN RECORDED RETURN TO:
Ray O. Acton
2105 Brae Trail
Birmingham, AL 35242

Form 1-1-27 Rev 1-66
WARRANTY DEED



20070906000419850 1/2 \$152.00
Shelby Cnty Judge of Probate, AL
09/06/2007 03:27:27PM FILED/CERT

\$ 350,000 of the purchase price
recited above was paid from
the proceeds of a mortgage
loan closed simultaneously herewith.

STATE OF ALABAMA)
SHELBY COUNTY)

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of **FOUR HUNDRED EIGHT-SEVEN THOUSAND NINE HUNDRED DOLLARS AND 00/100 (\$487,900.00)** to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged, I/we,

RONALD E. GRAY AND JEAN H. GRAY, husband and wife,

herein referred to as grantor, (whether one or more) grant, bargain, sell and convey unto

RAY O. ACTON,

herein referred to as grantee, (whether one or more), the following described real estate situated in **Shelby County, Alabama** to wit;

Lot 27, according to the Second Amended Plat of amended plat of The Brae Sector of Greystone Farms, as recorded in Map Book 19, page 141, in the Probate Office of Shelby County, Alabama.

Subject To:

1. Ad Valorem taxes due and payable October 1, 2007.
2. Release of Damages as recorded in Instrument 1995-18088 in the Probate Office of Shelby County, Alabama.
3. Title to all minerals within and underlying the premises, together with all mining rights and other rights, privileges and immunities relating thereto, including rights set out in Volume 121, page 294 and Volume 60, page 260, in the Probate Office of Shelby County, Alabama.
4. Right of way granted to Birmingham Water Works by instrument recorded in Instrument 1995-11637, in the Probate Office of Shelby County, Alabama.
5. Amended and restated Restrictive covenants as set out in Real 265, page 96, in the Probate Office of Shelby County, Alabama.
6. Rights of others to use of Hugh Daniel Drive and Greystone Drive as described in Deed Book 301, page 799, in the Probate Office of Shelby County, Alabama.
7. Shelby Cable Agreement recorded in Real 350, page 545, in the Probate Office of Shelby County, Alabama.
8. Covenants and Agreements for Water Services, recorded in Real 235, page 574, as modified by Agreement recorded as Instrument 1992-20786, as further modified by Agreement recorded as Instrument 1993-20840, in the Probate Office of Shelby County, Alabama.
9. Development Agreement including restriction and covenants as set out in instrument between Daniel Oak Mountain Limited Partnership, Greystone Residential Association, Inc., Greystone Ridge, Inc., and United States Fidelity and Guaranty Company as Instrument 1994-22318.
10. Restrictions, covenants and homeowners association pertaining to the Brae at Greystone Farms recorded as Instrument 1995-16401 and Map Book 19, page 141, in the Probate Office of Shelby County, Alabama.
11. Sanitary Sewer Easement as recorded in Map Book 19, page 96, and as Instrument 1995-4395, page Shelby in the Probate Office of Shelby County, Alabama.
12. Right of Way granted to Alabama Power Company by instrument recorded in Instrument 2000-23204, in the Probate Office of Shelby County, Alabama.
13. Restrictions or Covenants appearing of record in 20021203000599370, in the Probate Office of Shelby County, Alabama.

*J. N. M.
R. O. S.*

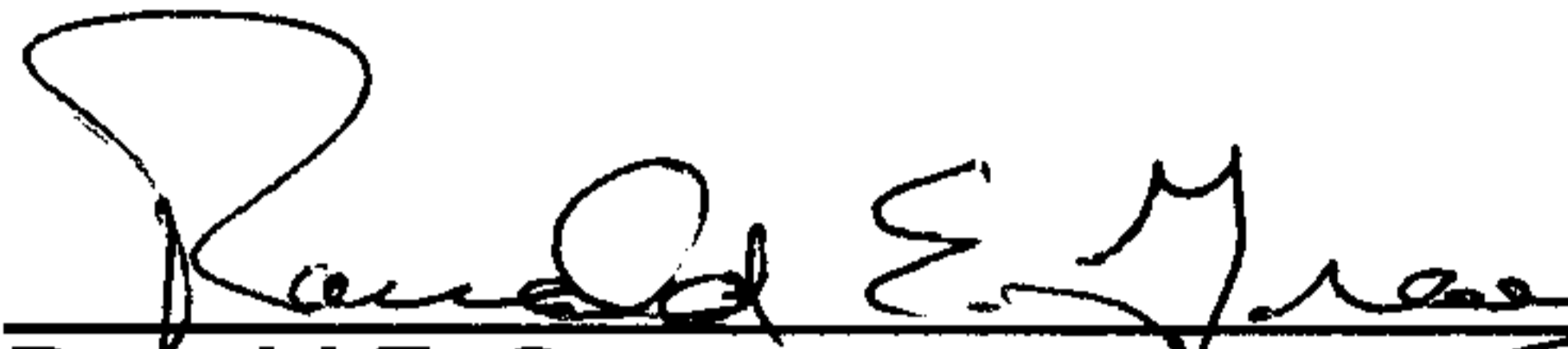
TO HAVE AND TO HOLD to the said Grantee, hers/his heirs, successors and assigns forever.

And said Grantor does for himself/herself/themselves, his/her/their heirs, successors and assigns covenant with the said Grantee, his/hers/their heirs, successors and assigns, that he/she/they is lawfully seized in fee simple of said premises, it is free from all encumbrances, unless otherwise noted above, that he/she/they has a good right to sell and convey the same as aforesaid; that he/she/they will and his/her/their successors and assigns shall warrant and defend the same to the said Grantee, his/her/their heirs, successors and assigns forever, against the lawful claims of all persons.

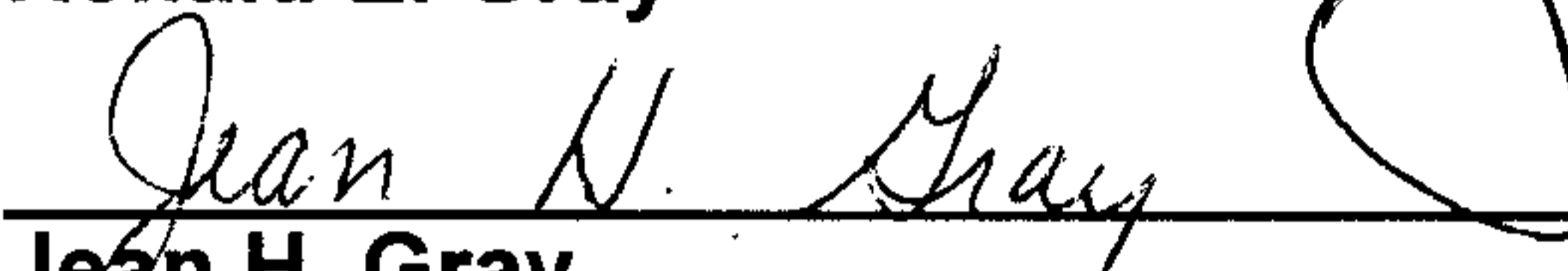
IN WITNESS WHEREOF, the said Grantor has hereunto set his/her/their signature(s) and seal(s), this 15th day of August, 2007.

Witness

Witness



Ronald E. Gray




Jean H. Gray

**STATE OF ALABAMA
JEFFERSON COUNTY**

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that, **Ronald E. Gray and Jean H. Gray, husband and wife**, whose names are signed to the foregoing conveyance, and who are known to me, acknowledged before me this day that, being informed of the contents of the conveyance, they executed the same voluntarily as their act on the day the same bears date.

Given under my hand and official seal this 15th day of August, 2007.


8-18-2010
My Commission Expires



Notary Public

Shelby County, AL 09/06/2007
State of Alabama

Deed Tax: \$138.00


20070906000419850 2/2 \$152.00
Shelby Cnty Judge of Probate, AL
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