

STATE OF ALABAMA)
COUNTY OF SHELBY)

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, That for and in consideration of TWO HUNDRED TWO THOUSAND AND NO/100 DOLLARS (\$202,000.00) to the undersigned GRANTOR in hand paid by the GRANTEEES herein, the receipt whereof is acknowledged, AMY L. ADAMS, a single person (GRANTOR) does grant, bargain, sell and convey unto MOHAMED BEN JAZIA and AMANDA THIST BARAN (GRANTEEES) as Joint Tenants with Right of Survivorship, the following described real estate situated in SHELBY COUNTY, ALABAMA to-wit:

LOT 89, ACCORDING TO THE FINAL RECORD PLAT OF GREYSTONE FARMS GUILFORD PLACE-PHASE 2, AS RECORDED IN MAP BOOK 22, PAGE 24, IN THE PRBATE OFFICE OF SHELBY COUNTY, ALABAMA.

SUBJECT TO:

- ADVALOREM TAXES DUE OCTOBER 1, 2008.
- RELEASE OF DAMAGES AS RECORDED IN INSTRUMENT 199730895.
- BUILDING SETBACK LINES AS SHOWN BY RESTRICTIVE COVENANTS IN INSTRUMENT 1995-16401; FIRST AMENDMENT RECORDED AS INSTRUMENT 1995-1432; SECOND AMENDMENT RECORDED AS INSTRUMENT 199-21440 AND THIRD AMENDMENT RECORDED AS INSTRUMENT 1997-2587 AND IN MAP BOOK 22, PAGE 24, AND PUBLIC EASEMENTS AS SHOWN BY RECORDED PLAT.
- RESTRICTIONS, COVENANTS AND CONDITIONS AS TO GREYSTONE FARMS AS SET OUT IN INSTRUMENT(S) RECORDED AS INSTRUMENT #1995-16401 AND FIRST AMENDMENT RECORDED AS INSTRUMENT 1995-1432 AND SECOND AMENDMENT RECORDED AS INSTRUMENT 1996-21440 AND THIRD AMENDMENT RECORDED AS INSTRUMENT 1997-2587.
- 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 DEED BOOK 121, PAGE 294 AND DEED BOOK 60, PAGE 260.
- RESTRICTIONS, LIMITATIONS, AND CONDITIONS AS SET OUT IN MAP BOOK 22, PAGE 24.
- EASEMENT TO BELLSOUTH COMMUNICATIONS RECORDED AS INSTRUMENT 1995-7422.
- AMENDED AND RESTATED RESTRICTIVE COVENANTS INCLUDING BUILDING SETBACK LINES AND SPECIFIC PROVISIONS FOR DENSE BUFFER ALONG HUGH DANIEL DRIVE, ALL SET OUT IN INSTRUMENT RECORDED IN REAL 265, PAGE 96, IN PROBATE OFFICE OF SHELBY COUNTY, ALABAMA, AND 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.
- COVENANTS AND AGREEMENT FOR WATER SERVICE AS SET OUT IN AN AGREEMENT RECORDED IN REAL BOOK 235, PAGE 574, AS MODIFIED BY AGREEMENT RECORDED AS INSTRUMENT 1992-20786, AS FURTHER MODIFIED BY AGREEMENT RECORDED AS INSTRUMENT 1993-20840.
- RIGHT OF WAY FROM DANIEL OAK MOUNTAIN LIMITED TO SHELBY COUNTY RECORDED ON 7-13-94, AS INSTRUMENT 1994-21963.
- DEVELOPMENT AGREEMENT BETWEEN DANIEL OAK MOUNTAIN LIMITED PARTNERSHIP, GREYSTONE RESIDENTIAL ASSOCIATION, INC., GREYSTONE RIDGE, INC. AND UNITED STATES FIDELITY AND GUARANTY COMPANY AS INSTRUMENT 1994-22318 AND FIRST AMENDMENT RECORDED AS INSTRUMENT 1996-0530.
- GREYSTONE FARMS RECIPROCAL EASEMENT AGREEMENT AS SET OUT AS INSTRUMENT 1995-16400.
- GREYSTONE FARMS COMMUNITY CENTER PROPERTY DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS RECORDED AS INSTRUMENT 1995-16403.
- RESOLUTION RECORDED IN INSTRUMENT 20021203000599370.

\$161,600 OF THE CONSIDERATION WAS PAID FROM THE PROCEEDS OF A MORTGAGE LOAN.
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, the heirs and assigns of the grantees herein shall take as tenants in common.

And said GRANTOR does for herself, her heirs, successors, assigns, and personal representatives covenant with said GRANTEES, their heirs, successors and assigns that she is lawfully seized in fee simple of said premises, that they are free from all encumbrances, unless otherwise noted above, that she has a good right to sell and convey the same as aforesaid, and that she will and her heirs, successors, assigns and personal representatives shall, warrant and defend the same to the said GRANTEES, their heirs, successors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the said GRANTOR has caused this conveyance to be executed this 30TH day of September, 2008.

Amy L Adams SEAL
AMY L. ADAMS

STATE OF GEORGIA

COUNTY OF DeKalb

I, THE UNDERSIGNED, a Notary Public, in and for said County in said State, hereby certify that AMY L. ADAMS whose name 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 said conveyance, she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal of office this 30TH day of September, 2008.

MUST AFFIX SEAL

Colleen Jay Wilson
Notary Public
NAME Colleen Jay Wilson
Commission Expires: 01/09/10

THIS INSTRUMENT PREPARED BY:
GENE W. GRAY, JR.
2100 SOUTHBRIDGE PARKWAY, SUITE 338
BIRMINGHAM, AL 35209
205 879 3400
FILE NO 208239

SEND TAX NOTICE TO:
MOHAMED BEN JAZIA Notary Public Douglas County, Georgia
AMANDA THIST BARAN My Commission Expires April 28, 2011
4083 GUILFORD ROAD
BIRMINGHAM, AL 35242
#03-8-34-0-008-044.000