

STATE OF ALABAMA)
SHELBY COUNTY)

~~BEING RECORDED TO CORRECT DEFECTIVE ACKNOWLEDGMENT~~

~~XXXXXXX~~ WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, That for and in consideration of TWO HUNDRED EIGHTY- ONE THOUSAND FIVE HUNDRED AND NO/100 DOLLARS (\$281,500.00) to the undersigned GRANTORS in hand paid by the GRANTEE herein, the receipt whereof is acknowledged, MARY JILL PORTERFIELD AS TRUSTEE OF THE JOAN A. BEARD MANAGEMENT TRUST DATED SEPTEMBER 6, 2007 (GRANTORS) do grant, bargain, sell and convey unto WALTER JAMES WHITE (GRANTEE), the following described real estate situated in Shelby County, Alabama to-wit:

LOT 53, ACCORDING TO THE 1ST AMENDED PLAT OF FINAL RECORD PLAT OF GREYSTONE FARMS, ENGLISH TURN SECTOR, PHASE I, AS RECORDED IN MAP BOOK 19, PAGE 42, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.

SUBJECT TO:


- ADVALOREM TAXES DUE OCTOBER 01, 2008 AND THEREAFTER.
- EASEMENTS, BUILDING LINE, RESTRICTIONS, LIMITATIONS AND CONDITIONS AS SHOWN ON RECORDED MAP.
- RESTRICTIONS, COVENANTS AND CONDITIONS APPEARING OF RECORD IN INSTRUMENT #1995-16401; 1ST AMENDMENT RECORDED IN INSTRUMENT #1996-01432; SECOND AMENDMENT RECORDED IN INSTRUMENT #1996-21440; THIRD AMENDMENT RECORDED IN INSTRUMENT #1997-2587; FOURTH AMENDMENT RECORDED IN INSTRUMENT #1998-10062; FIFTH AMENDMENT RECORDED IN INSTRUMENT #1998-30335.
- MINERAL AND MINING RIGHTS AND RIGHTS INCIDENT RECORDED IN DEED BOOK 121, PAGE 294 AND DEED BOOK 60, PAGE 260.
- EASEMENT(S) TO BELL SOUTH COMMUNICATIONS AS SHOWN BY INSTRUMENT RECORDED IN INSTRUMENT #1995-7422.
- AMENDED AND RESTATED RESTRICTIVE COVENANTS INCLUDING BUILDING SET BACK LINES AND SPECIFIC PROVISIONS FOR DENSE BUFFER ALONG HUGH DANIEL DRIVE, ALL AS SET OUT IN INSTRUMENTS 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.
- SHELBY CABLE AGREEMENT AS 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, AND MODIFIED BY AGREEMENT RECORDED AS INSTRUMENT #1992-20786, AND AS FURTHER MODIFIED BY AGREEMENT RECORDED IN INSTRUMENT #1993-20840.
- RIGHT OF WAY FROM DANIEL OAK MOUNTAIN LIMITED TO SHELBY COUNTY RECORDED ON JULY 13, 1994 AS INSTRUMENT #1994-21963.
- DEVELOPMENT AGREEMENT BETWEEN DANIEL OAK LIMITED PARTNERSHIP, GREYSTONE RESIDENTIAL ASSOCIATION, INC., GREYSTONE RIDGE, INC. AND UNITED STATES FIDELITY AND GUARANTY COMPANY AS INSTRUMENT #1994- 22318, AND 1ST AMENDMENT RECORDED IN INSTRUMENT #1996-0530 AND 2ND AMENDMENT RECORDED IN INSTRUMENT 1998-16170.
- GREYSTONE FARMS RECIPROCAL EASEMENT AGREEMENT RECORDED AS INSTRUMENT #1995-16400.
- GREYSTONE FARMS COMMUNITY CENTER PROPERTY DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS RECORDED AS INSTRUMENT #1995-16403.
- RELEASE OF DAMAGES, RESTRICTIONS MODIFICATIONS, COVENANTS, CONDITIONS, RIGHTS, PRIVILEGES, IMMUNITIES AND LIMITATIONS AS SET OUT IN AND AS REFERENCED IN THAT CERTAIN DEED RECORDED IN INSTRUMENT 1998-48182.
- RESTRICTIONS APPEARING OF RECORD IN INSTRUMENT 20021203000599370.
- RIGHTS OF OTHERS TO USE HUGH DANIEL DRIVE RECORDED IN REAL 301, PAGE 799.

\$150,000 OF THE CONSIDERATION WAS PAID FROM THE PROCEEDS OF A MORTGAGE LOAN

GRANTOR WARRANTS THAT THE SUBJECT TRUST IS STILL IN FULL FORCE AND EFFECT AND FURTHER THAT THERE HAVE BEEN NO AMENDMENTS.

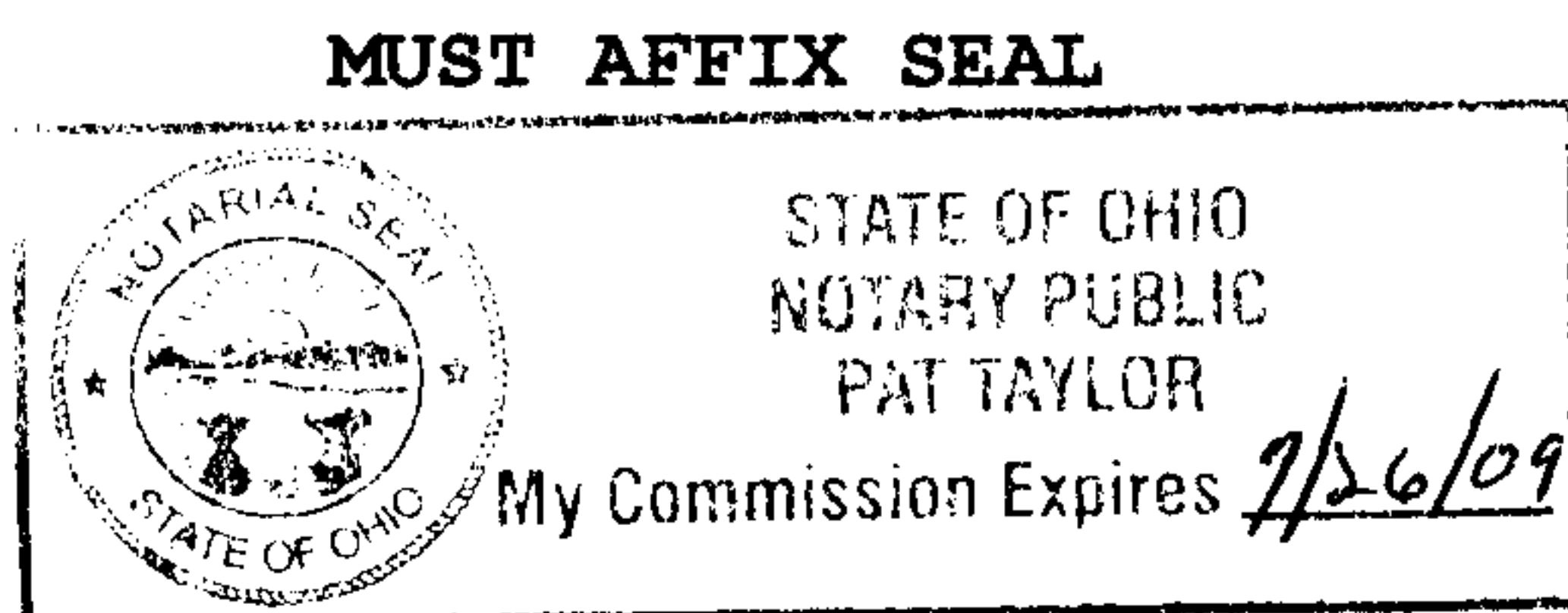
TO HAVE AND TO HOLD unto the said **GRANTEE** her heirs, successors and assigns forever; And said TRUSTEES, do for themselves as such Trustees and, their successors and assigns covenant with said GRANTEE, her heirs, successors and assigns that said TRUSTEES are lawfully seized in fee simple of said premises, that they are free from all encumbrances, unless otherwise noted above, that they, as said Trustee have a good right to sell and convey the same as aforesaid, and that they, in their capacity as said Trustees will and their successors and assigns shall, warrant and defend the same to the same GRANTEE, her heirs, successors and assigns forever, against the lawful claims of all persons.

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


 SEAL
MARY JILL PORTERFIELD AS
TRUSTEE OF THE JOAN A. BEARD
MANAGEMENT TRUST DATED
SEPTEMBER 6, 2007

STATE OF OHIO)
COUNTY OF Belmont)
I, the undersigned, a Notary Public, in and for said County in said State, hereby certify that **MARY JILL PORTERFIELD AS TRUSTEE OF THE JOAN A. BEARD MANAGEMENT TRUST DATED SEPTEMBER 6, 2007** 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 as such Trustee and with full authority executed the same voluntarily on the day the same bears date.

Given under my hand and official seal of office this 1st day of October, 2008.



THIS INSTRUMENT PREPARED BY:
GENE W. GRAY, JR.
2100 SOUTHBRIDGE PARKWAY,
SUITE 638
BIRMINGHAM, AL 35209
205-879-3400


Notary Public
NAME Pat Taylor
Commission Expires: 7/26/09

SEND TAX NOTICE TO:
WALTER JAMES WHITE
5237 ENGLISH WAY
BIRMINGHAM, AL 35242
#03-8-34-0-002-053.000-RR