

1208-16997

20081020000409970 1/2 \$350.00
Shelby Cnty Judge of Probate, AL
10/20/2008 08:27:48AM FILED/CERT

Shelby County, AL 10/20/2008
State of Alabama
Deed Tax: \$336.00

(RECORDING INFORMATION ONLY ABOVE THIS LINE)

This instrument was prepared by:

SEND TAX NOTICE TO:

R. Shan Paden
PADEN & PADEN
Five Riverchase Ridge
Birmingham, Alabama 35244

KRISTI L. PARKER
1433 LEGACY DRIVE
BIRMINGHAM, AL 35242

STATE OF ALABAMA
COUNTY OF SHELBY

STATUTORY WARRANTY DEED

Know All Men by These Presents: That in consideration of **ONE MILLION TWO HUNDRED FIFTY THREE THOUSAND DOLLARS 00/100 (\$1,253,000.00)** to the undersigned grantor, **SOUTHERN LIFESTYLE HOMES, LLC**, in hand paid by the GRANTEE herein, the receipt of which is hereby acknowledged, the said GRANTOR, does by these presents, grant, bargain, sell and convey unto **KRISTI L. PARKER**, (herein referred to as GRANTEE, the following described real estate, situated in **SHELBY** County, Alabama, to-wit:

Lot 802, according to the Survey of Greystone Legacy 8th Sector Phase I, as recorded in Map Book 31, Page 14 A, B and C, in the Probate Office of Shelby County, Alabama.

SUBJECT TO:

1. **TAXES FOR THE YEAR BEGINNING OCTOBER 1, 2008 WHICH CONSTITUTES A LIEN BUT ARE NOT YET DUE AND PAYABLE UNTIL OCTOBER 1, 2009.**
2. **EASEMENTS AND BUILDING LINE AS SHOWN ON RECORDED MAP.**
3. **RESTRICTIONS AND COVENANTS APPEARING OF RECORD IN INST. NO. 2001-48193.**
4. **GREYSTONE LEGACY DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS AS SET OUT IN INST. NO. 1999-50995.**
5. **ACCESS EASEMENT AGREEMENT AS RECORDED IN INST. NO. 1999-12253 (AFFECTS ENTRANCE ROAD)**
6. **EASEMENT AGREEMENT AS RECORDED IN INST. NO. 1999-12254 (AFFECTS ENTRANCE ROAD)**
7. **ACCESS EASEMENT AGREEMENT AND RIGHT OF FIRST REFUSAL AGREEMENT DATED FEBRUARY 2, 1999 AND RECORDED IN INST. NO. 1999-7167, BY AND BETWEEN GREYSTONE DEVELOPMENT COMPANY, LLC AND GILBERT FAMILY PARTNERSHIP LTD, ROY W. GILBERT, JR. AND WIFE, JUDITH L. GILBERT, ROY W. GILBERT JR. AND WIFE, JUDITH L. GILBERT, ROY W. GILBERT, III AND WIFE, SHARON R. GILBERT.**
8. **EASEMENT GRANTED TO ALABAMA POWER COMPANY FOR ELECTRICAL POWER AS SET OUT IN REAL 133, PAGE 551, DEED BOOK 246, PAGE 848 AND REAL 142, PAGE 188.**

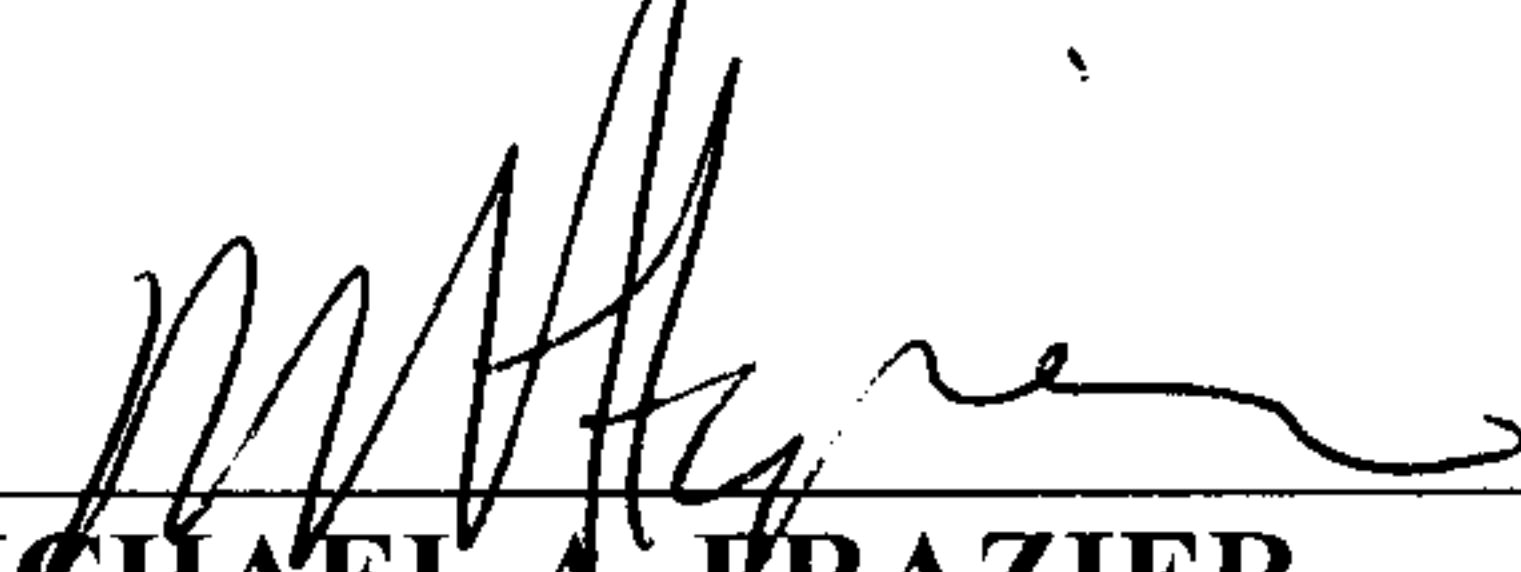
\$417,000.00 of the consideration herein was derived from a mortgage closed simultaneously herewith.

~~\$213,000.00~~
~~566,666.66~~
of the consideration herein was derived from a second mortgage closed simultaneously herewith.

TO HAVE AND TO HOLD unto the said GRANTEE, her/his heirs and assigns, forever.

IN WITNESS WHEREOF, the said **MICHAEL A. FRAZIER** as **MEMBER** of **SOUTHERN LIFESTYLE HOMES, LLC**, has hereunto subscribed his/her name on this the 16th day of October, 2008.

SOUTHERN LIFESTYLE HOMES, LLC

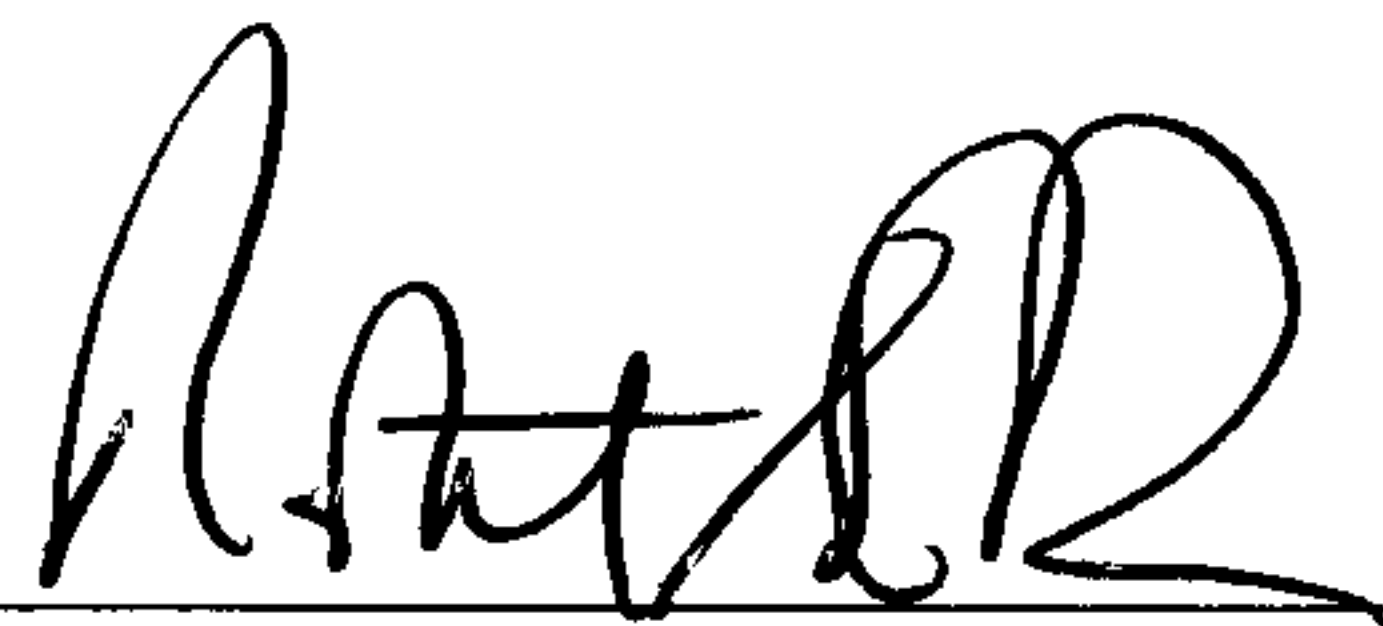

MICHAEL A. FRAZIER
MEMBER

STATE OF ALABAMA)
COUNTY OF SHELBY)

ACKNOWLEDGEMENT

I, the undersigned, a Notary Public, in and for said County, in said State, hereby certify that **MICHAEL A. FRAZIER**, whose name as **MEMBER** of **SOUTHERN LIFESTYLE HOMES, LLC**, 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 the conveyance, he or she, as such officer and with full authority, executed the same voluntarily for and as the act of said limited liability company.

Given under my hand this the 16th day of October, 2008.



Notary Public

My commission expires: 7/16/10

