

Send tax notice to:

FREDERICK A. HENSLEY, JR.
1444 LEGACY DRIVE
BIRMINGHAM, AL, 35242

This instrument prepared by:
CHARLES D. STEWART, JR.
Executive Real Estate Group, LLC
4898 Valleydale Road, Suite A-2
Birmingham, Alabama 35242

STATE OF ALABAMA
Shelby COUNTY

2009416


20090729000289560 1/2 \$166.00
Shelby Cnty Judge of Probate, AL
07/29/2009 09:27:20 AM FILED/CERT
Shelby County, AL 07/29/2009
State of Alabama
Deed Tax : \$152.00

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of Seven Hundred Sixty Thousand and 00/100 Dollars (\$760,000.00) in hand paid to the undersigned, MICHAEL L. STEED and RENEE B. STEED, Husband and Wife (hereinafter referred to as "Grantors") by FREDERICK A. HENSLEY, JR. and THERESA A. HENSLEY (hereinafter referred to as "Grantees"), the receipt and sufficiency of which are hereby acknowledged, Grantor does, by these presents, grant, bargain, sell, and convey unto Grantees, as joint tenants with right of survivorship, the following described real estate situated in Shelby County, Alabama, to-wit:

LOT 618, ACCORDING TO THE SURVEY OF GREYSTONE LEGACY, 6TH SECTOR, AS RECORDED IN MAP BOOK 29, PAGE 21, IN THE OFFICE OF THE JUDGE OF PROBATE 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. SUBJECT TO COVENANTS, CONDITIONS AND RESTRICTIONS OF THE GREYSTONE LEGACY DECLARATION DATED DECEMBER 1, 1999 AS SET FORTH IN THE DOCUMENT RECORDED IN INSTRUMENT 1999-50995 IN THE OFFICIAL RECORDS OF SHELBY COUNTY, ALABAMA.
3. 50' BUILDING LINE FRONT AS SHOWN ON RECORDED DEED IN INSTRUMENT 20030808000519700.
4. 50' BUILDING LINE REAR AS SHOWN ON RECORDED DEED IN INSTRUMENT 20030808000519700.
5. 15' BUILDING LINE SIDE AS SHOWN ON RECORDED DEED IN INSTRUMENT 20030808000519700.
6. COVENANTS AND AGREEMENT FOR WATER SERVICE BETWEEN DANTRACT, INC. AND DANIEL REALTY CORPORATION AND SHELBY RECORDED IN REAL 235, PAGE 574, AMENDED IN INSTRUMENT 1992-20786 AND WND AMENDED IN INSTRUMENT 1993-20840.
7. AGREEMENT WITH RESPECT TO ESTABLISHMENT OF CERTAIN RESTRICTIONS AND OTHER AGREEMENTS AND FIFTH AMENDMENT TO DECLARATION OF RESTRICTIONS, INCLUDING THE RIGHT OF FIRST OFFER AS SET OUT IN INSTRUMENT 1998-32193.
8. RECIPROCAL EASEMENT AGREEMENT BY AND BETWEEN DANIEL OAK MOUNTAIN LIMITED PARTNERSHIP GREYSTONE RESIDNEITLA ASSOCIATION, INC. GREYSTONE DEVELOPMENT COMPANY, LLC AND GREYSTONE LEGACY HOMEOWNERS RECORDED IN INSTRUMENT 2001/38396.
9. RELEASE OF DAMAGES AS SET OUT IN INSTRUMENT 20030808000519700.

\$608,000.00 OF THE CONSIDERATION AS WAS PAID FROM THE PROCEEDS OF A MORTGAGE LOAN.

TO HAVE AND TO HOLD unto the Grantee, its successors and assigns forever. The Grantor does for itself, its successors and assigns, covenant with the Grantee, its successors and assigns, that it is lawfully seized in fee simple of said premises; that they are free from all encumbrances, except as shown above; that it has a good right to sell and convey the same as aforesaid; and that it will, and its successors and assigns shall, warrant and defend the same to the Grantee, their heirs, executors, administrators and assigns forever against the lawful claims of all persons.

IN WITNESS WHEREOF, said Grantor, has hereunto set his/her hand and seal this the 24th day of June, 2009.


MICHAEL L. STEED

RENEE B. STEED

STATE OF ALABAMA
COUNTY OF SHELBY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that MICHAEL L. STEED and RENEE B. STEED, whose names are signed to the foregoing instrument, and who are known to me, acknowledged before me on this day, that, being informed of the contents of the said instrument, they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal on the 24th day of June, 2009.


Notary Public
Print Name
ALABAMA
Commission Expires: 4-13-12