

\$ 350,000

Send tax notice to:
Mr. and Mrs. Harry B. Brock, Jr.
P.O. Box 11643
Birmingham, AL 35202

This Instrument Prepared By:
Gregory D. Hyde, Esq.
Feld, Hyde, Wertheimer, Bryant & Stone, P.C.
2000 SouthBridge Parkway, Suite 500
Birmingham, Alabama 35209


20090922000360950 1/3 \$367.00
Shelby Cnty Judge of Probate, AL
09/22/2009 09:56:25 AM FILED/CERT

THIS INSTRUMENT HAS BEEN PREPARED IN ACCORDANCE WITH THE INFORMATION SUPPLIED BY THE PARTIES HERETO. NO TITLE EXAMINATION AND/OR OPINION WAS REQUESTED OF FELD, HYDE, WERTHEIMER, BRYANT & STONE, P.C. BY EITHER GRANTOR OR GRANTEE, AND NONE WAS CONDUCTED AND/OR RENDERED.

STATUTORY WARRANTY DEED

STATE OF ALABAMA)

KNOW ALL MEN BY THESE PRESENTS:

SHELBY COUNTY)

That in consideration of One Dollar and other good and valuable consideration, to the undersigned Grantor in hand paid by the Grantees herein, the receipt whereof is acknowledged, Brock Development Company, LLC, an Alabama limited liability company (hereinafter referred to as "Grantor"), do grant, bargain, sell and convey unto Harry B. Brock, Jr. and Jane H. Brock, as tenants in common (hereinafter referred to as "Grantees"), all of the following described real estate situated in Shelby County, Alabama, to-wit:

Lots 16, 17 and 18, according to a Survey of The Crest at Greystone-First Addition, as recorded in Map Book 19, page 52, in the Probate Office of Shelby County, Alabama.

SOURCE OF TITLE: Instrument #20070202000050110, Instrument #20070202000050100 and Instrument #20070202000050090

This conveyance is made subject to the following:

1. The lien for ad valorem taxes due in the current year or any subsequent year but not yet payable.
2. Easement(s) as shown by recorded map.
3. Restriction(s) shown by recorded map.
4. Greystone Residential Declarations of Covenants, conditions and restrictions recorded in Real 317, page 260, as amended of record in the Probate Office of Shelby County, Alabama.
5. Note: Map Book 18, page 17 shows the reservation: Sink Hole Prone Areas - The Subdivision shown hereon including lots and streets, lies in an area where natural lime sinks may occur. Shelby County, the Shelby County Engineer, the Shelby County Planning Commissioner and the individual members thereof and all other agents, servants or employees of Shelby County, Alabama, make no representations that the subdivision lots and street are safe or suitable for residential construction, or for any other purpose whatsoever. "Area underlain by limestone and thus may be subject to lime sink activity."
6. Mineral and mining rights and rights incident thereto recorded in Volume 60, page 260 and Volume 121, page 294, in the Probate Office of Shelby County, Alabama.

7. Underground transmission granted to Alabama Power Company recorded in Volume 305, page 637, in the Probate Office of Shelby County, Alabama.

8. Restrictions appearing of record in Real 265, page 96, in the Probate Office of Shelby County, Alabama.

9. Agreement between Daniel Oak Mountain, Ltd. and Shelby Cable recorded in Real 350, page 545, in the Probate Office of Shelby County, Alabama.

10. Right of way and Easement to Water Works Board of the City of Birmingham recorded in Instrument 1994-26399, in the Probate Office of Shelby County, Alabama.

11. Rights of others to use Hugh Daniel Drive recorded in Volume 301, page 799, in the Probate Office of Shelby County, Alabama.

12. Release of Damages as recorded in Instrument 1992-22103; as amended of record in the Probate Office of Shelby County, Alabama.

13. The Crest at Greystone Declaration of Covenants, Conditions and Restrictions recorded in Instrument 1992-22103; as amended of record in the Probate Office of Shelby County, Alabama.

14. Building setback limitations specified in Section 8.04 and 6.05 of the Declaration and 30 foot buffer area along the front lot line of the property as set forth in Section 3.10 of the Declaration.

15. Restrictions, Easements, Mineral and mining rights and rights incident hereto and Release of Damages recorded in Instrument 1993-5963 and Instrument 1994-20662, as amended of record in the Probate Office of Shelby County, Alabama.

16. All other easements, liens, encumbrances, restrictions, rights-of-way, any reservations of mineral rights, and other matters of record in the Probate Office of Shelby County, Alabama, together with any deficiencies in quantity of land, easements, discrepancies as to boundary lines, overlaps, etc., which would be disclosed by a true and accurate survey of the property conveyed herein.

TO HAVE AND TO HOLD to said Grantees, their respective heirs, successors and assigns forever.

IN WITNESS WHEREOF, the Grantor has caused its name and seal to be affixed hereto by the Grantor's Manager who is authorized to execute this conveyance, on September 17, 2009.

Deed Tax : \$350.00

BROCK DEVELOPMENT COMPANY, LLC

By: Harry B. Brock, Jr.
Harry B. Brock, Jr.
Its: Manager

I, the undersigned authority, a Notary Public in and for the State of Alabama at Large, hereby certify that Harry B. Brock, Jr., in his capacity as Manager of Brock Development Company, 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, in his said capacity and with full authority, executed the same voluntarily on the day the same bears date.

Given under my hand on September 17, 2009.

Janet C. Miller
Notary Public

Janet C. Miller
Printed Name

My Commission Expires: 8-20-2013



20090922000360950 3/3 \$367.00
Shelby Cnty Judge of Probate, AL
09/22/2009 09:56:25 AM FILED/CERT