

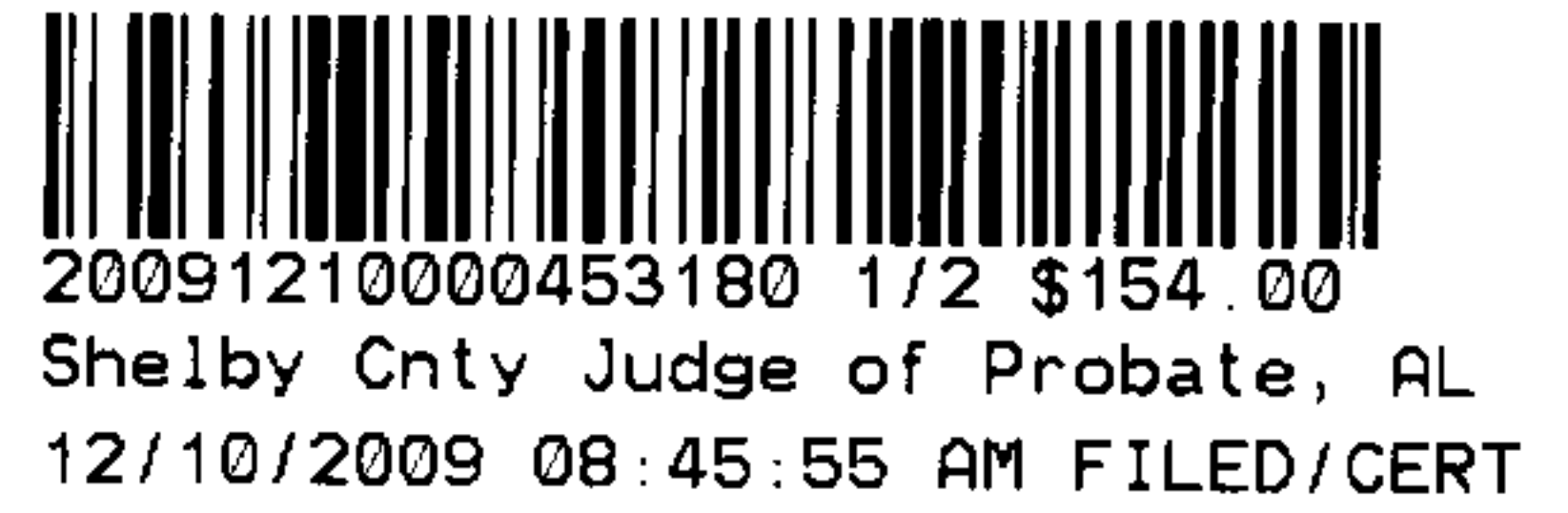
Send tax notice to:

DONTA L. WILSON  
1319 LEGACY DRIVE  
BIRMINGHAM, AL, 35242

STATE OF ALABAMA  
Shelby COUNTY

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

2009621



Shelby County, AL 12/10/2009

State of Alabama

Deed Tax : \$140.00

**WARRANTY DEED**

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of Seven Hundred Thousand and 00/100 Dollars (\$700,000.00) in hand paid to the undersigned, JOE ARRUDA, JR. and MELISSA ARRUDA, Husband and Wife (hereinafter referred to as "Grantors") by DONTA L. WILSON AND BONIKA R. WILSON (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 527, ACCORDING TO THE SURVEY OF GREYSTONE LEGACY 5TH SECTOR, PHASE II, AS RECORDED IN MAP BOOK 32, PAGE 85 A & B, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.

SUBJECT TO:

1. TAXES FOR THE YEAR BEGINNING OCTOBER 1, 2009 WHICH CONSTITUTES A LIEN BUT ARE NOT YET DUE AND PAYABLE UNTIL OCTOBER 1, 2010.
2. TITLE TO ALL OIL, GAS AND MINERALS WITHIN AND UNDERLYNG THE PREMISES, TOGETHER WITH ALL OIL AND MINING RIGHTS AND OTHER RIGHTS, PRIVILEGES AND IMMUNITIES RELATING THERETO, TOGETHER WITH ANY RELEASE OF LIABILITY FOR INJURY OR DAMAGE TO PERSONS OR PROPERTY AS A RESULT OF THE EXERCISE OF SUCH RIGHTS.
3. EASEMENT, RESTRICTIONS, RESERVATIONS, COVENANTS, LIENS, ASSESSMENTS, AGREEMENTS AND ALL OTHER TERMS AND PROVIDIONS OF THE GREYSTONE LEGACY DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS DATED AS OF DECEMBER 1, 1999.
4. RESTRICTIONS FOR MULTI-STORY HOMES AS DEFINED IN THE DECLARATION.
5. SUBJECT TO THE PROVISIONS OF SECTIONS .04 (A), 6.04 (B) AND 6.05 OF THE DECLARATION, MINIMUM BUILDING SETBACK REQUIREMENTS FOR ANY DWELLING.
6. RELEASE OF DAMAGES AS RECORDED IN INSTRUMENT NO. 20031210000799230 AS RECORDED IN THE PROBATE OFFICE OF JEFFERSON COUNTY, ALABAMA.
7. COVENANTS RELEASING PREDECESSOR IN TITLE FROM ANY LIABILITY ARISING FROM SINKHOLES, LIMESTONE FORMATIONS, SOIL CONDITIONS OR ANY OTHER KNOWN OR UNKNOWN SURFACE OR SUBSURFACE CONDITIONS THAT MAY NOW OR HEREAFTER EXIST OR OCCUR OR CAUSE DAMAGE TO SUBJECT PROPERTY.
8. RECIPROCAL EASEMENT AGREEMENT ETWEEN DANIEL OAK MOUNTAIN, GREYSTONE RESIDENTIAL ASSOCIATION, GREYSTONE DEVELOPMENT CO., LLC AND GREYSTONE LEGACY HOMEOWNERS ASSOCIATION.

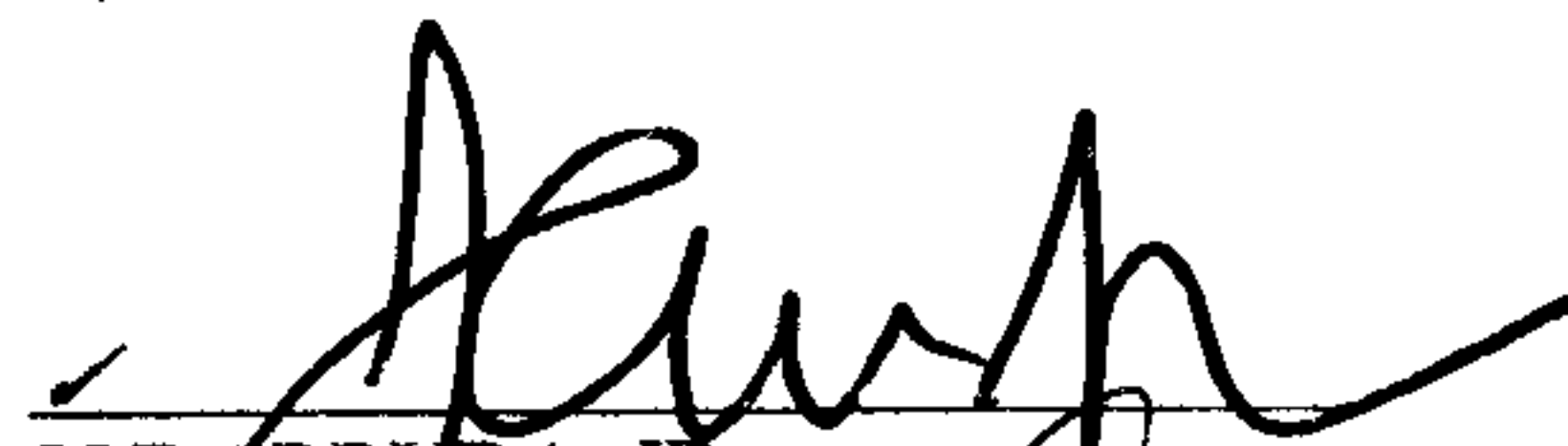



20091210000453180 2/2 \$154.00  
Shelby Cnty Judge of Probate, AL  
12/10/2009 08:45:55 AM FILED/CERT

\$560,000.00 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.

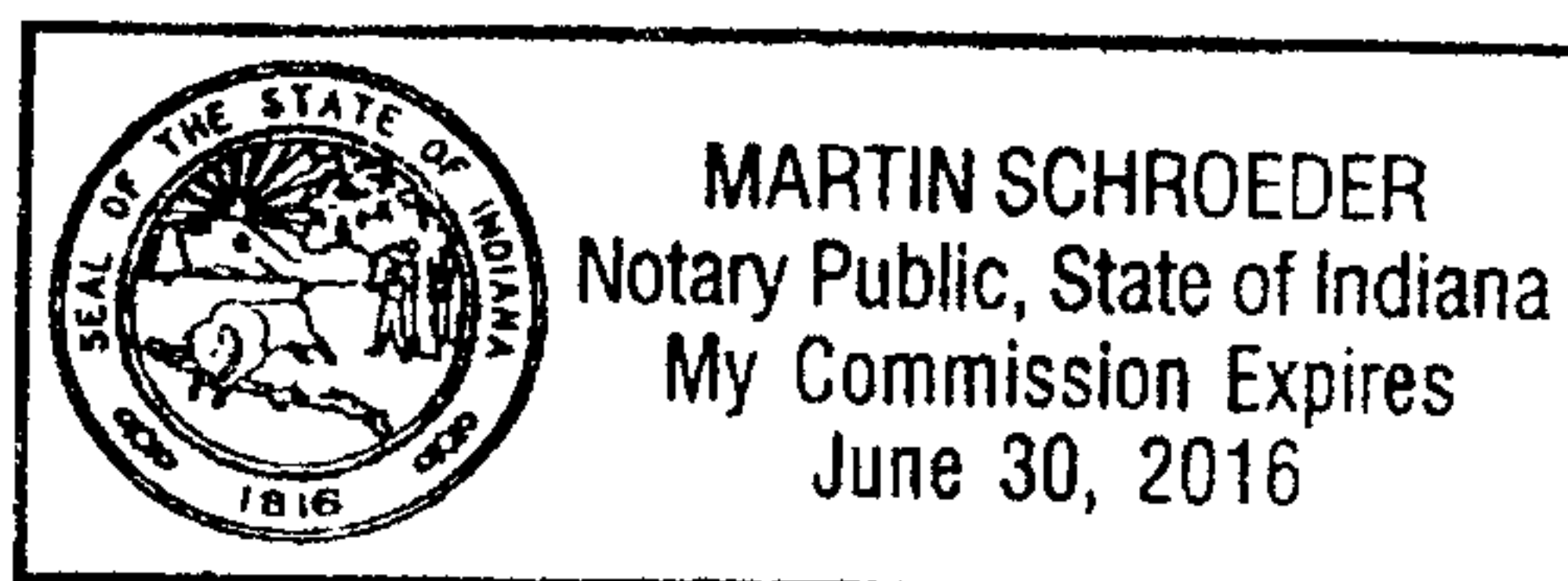
IN WITNESS WHEREOF, said Grantor, has hereunto set his/her hand and seal  
this the 3<sup>rd</sup> day of December, 2009.

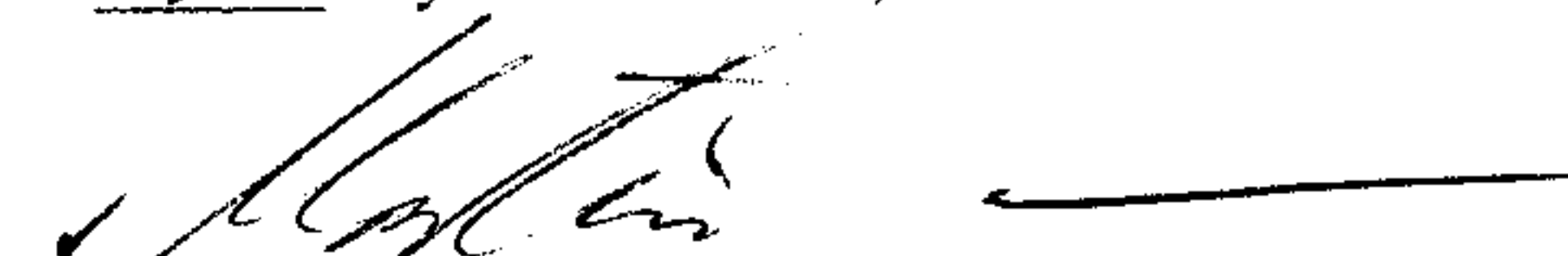
  
JOE ARRUDA, JR.  
  
MELISSA ARRUDA

STATE OF Indiana  
COUNTY OF Hamilton

I, the undersigned, a Notary Public in and for said County, in said State, hereby  
certify that JOE ARRUDA, JR. and MELISSA ARRUDA, 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 this the 3<sup>rd</sup> day of December, 2009.



  
Notary Public  
Print Name: Martin Schroeder  
Commission Expires: June 30, 2016