

STATE OF ALABAMA)  
COUNTY OF SHELBY)

14/12  
204900

STATUTORY WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, That for and in consideration of ONE DOLLAR to the undersigned GRANTOR in hand paid by the GRANTEEES herein, the receipt whereof is acknowledged, MICHAEL STOLTZNER, as TRUSTEE OF THE MICHAEL STOLTZNER REVOCABLE TRUST DATED JULY 26, 1995, (GRANTOR) does grant, bargain, sell and convey unto DAVID GIORDANO and SHERRY GIORDANO (GRANTEEES) as joint tenants with the right of survivorship, the following described real estate situated in SHELBY COUNTY, ALABAMA to-wit:

AN UNDIVIDED NINETY PERCENT (90.0%) INTEREST IN AND TO :

LOT 42, ACCORDING TO THE FINAL PLAT OF GREYSTOINE FARMS, TERRACE HILLS, AS RECORDED IN MAP BOOK 24, PAGE 54 IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA

SUBJECT TO:

ADVALOREM TAXES DUE OCTOBER 1, 2010, AND THEREAFTER THOSE ITEMS LISTED ON EXHIBIT "A" ATTACHED HERETO, MADE A PART HEREOF AND INCORPORATED HEREIN FOR ALL PURPOSES.

TO HAVE AND TO HOLD unto the said GRANTEEES as joint tenants, with right of survivorship, their heirs and assigns forever; it being the intention of the parties to this conveyance, that (unless the joint tenancy hereby created is severed or terminated during the joint lives of the grantees herein) in the event one grantee herein survives the other, the entire interest in fee simple shall pass to the surviving grantee, and if one does not survive the other, the heirs and assigns of the grantees herein shall take as tenants in common.

IN WITNESS WHEREOF, the said GRANTOR has caused this conveyance to be executed this the 12th day of DECEMBER, 2009.

MICHAEL STOLTZNER, as TRUSTEE OF THE  
MICHAEL STOLTZNER REVOCABLE TRUST  
DATED JULY 26, 1995

State of Illinois

County of Cook

I, THE UNDERSIGNED, a Notary Public, in and for said County in said State, hereby certify that MICHAEL STOLTZNER, whose name as the TRUSTEE OF THE MICHAEL STOLTZNER REVOCABLE TRUST DATED JULY 26, 1995, 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, he, in his capacity as said Trustee, executed the same voluntarily on the day the same bears date.

Given under my hand and official seal of office this 12th day of DECEMBER, 2009.

MUST AFFIX SEAL

"OFFICIAL SEAL"

Daniel E. Montgomery

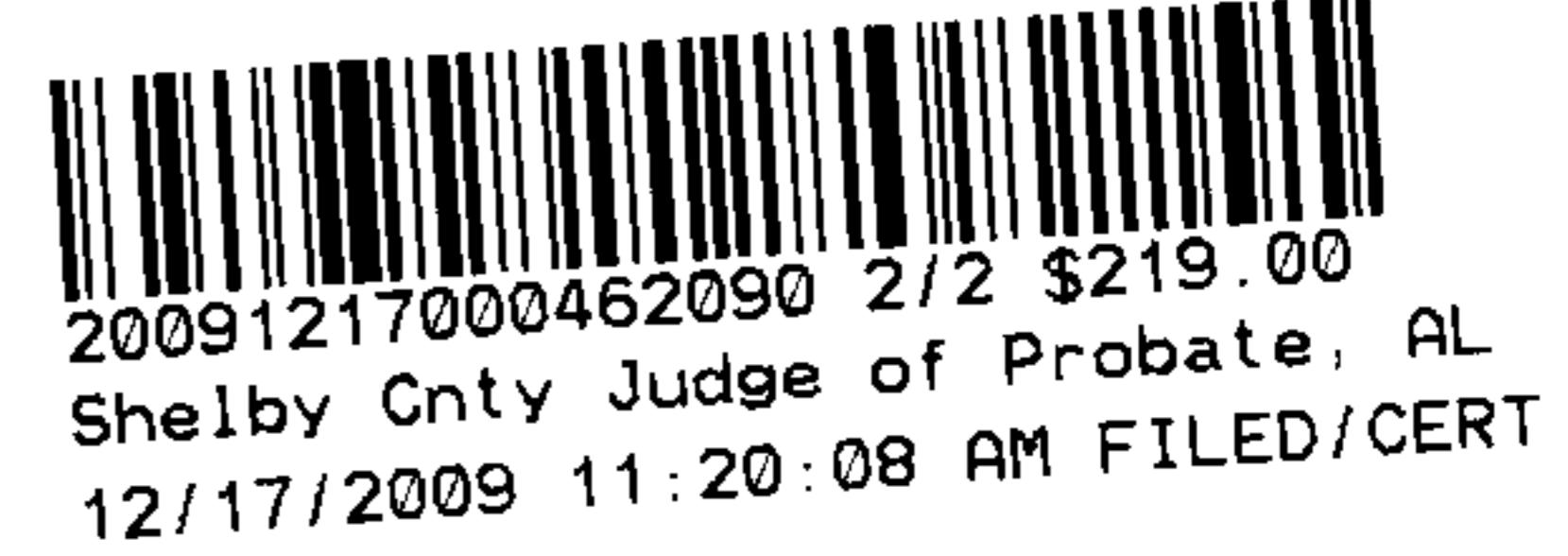
Notary Public, State of Illinois

My Commission Expires Aug. 14, 2012

Daniel E. Montgomery  
Notary Public  
NAME Daniel E. Montgomery  
Commission Expires: 8/14/12

THIS INSTRUMENT PREPARED BY:  
GENE W. GRAY, JR.  
2100 SOUTHBRIDGE PARKWAY,  
SUITE 338  
BIRMINGHAM, AL 35209  
205-879-3400

SEND TAX NOTICE TO:  
DAVID GIORDANO  
SHERRY GIORDANO  
6049 TERRACE HILLS DRIVE  
HOOVER, AL 35242  
#03 8 34 0 013 042.000



**EXHIBIT "A"**

Declarations, Covenants and Restrictions as to Greystone Farms, as set out in Instrument #1995-16401, and 1<sup>st</sup> Amendment recorded in Instrument #1996-1432 and 2<sup>nd</sup> Amendment recorded as Instrument #1996-21440, 3<sup>rd</sup> Amendment recorded in Instrument #1997-2587, 4<sup>th</sup> Amendment recorded in Instrument #1998-10062, 5<sup>th</sup> Amendment recorded in Instrument #1998-30335.

Title to all oil, gas and minerals within and underlying the premises, together with all oil 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 as recorded in Deed Book 121, Page 294 and Deed Book 60, Page 260.

- Easement to Bell South Communications as recorded in Instrument #1995-7422.
- Amended and Restated restrictive covenants, including building setback lines and specific provisions for dense buffer along Hugh Daniel Drive, all as recorded in Real 265, Page 96.
- Shelby Cable Agreement as recorded in Real 350, Page 545.

Covenants and Agreement for water service as set out in Agreement recorded in Real 235, Page 574, as modified by Agreement recorded in 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 as recorded in Instrument #1994-21963.

Development Agreement between Daniel Oak Mountain Limited Partnership, Greystone Residential Association, Inc., Greystone Ridge, Inc. and United States Fidelity and Guaranty Company, recorded in Instrument #1994-22318 and 1<sup>st</sup> Amendment recorded in Instrument #1996-0530 and 2<sup>nd</sup> Agreement recorded in Instrument #1998-16170.

- Greystone Farms Reciprocal Easement Agreement as recorded in Instrument #1995-16400.
- Greystone Farms Community Center Property Declaration of Covenants, Conditions and Restrictions as recorded in Instrument #1995-16403.
- Release of damages as recorded in Instrument #1999-05399.

**STOLTZNER**