

Send tax notice to:

THOMAS REEDER DONALDSON  
6331 MILL CREEK WAY  
BIRMINGHAM, AL, 35242

STATE OF ALABAMA  
Shelby COUNTY

This instrument prepared by:  
CHARLES D. STEWART, JR.  
Attorney at Law  
4898 Valleydale Road, Suite A-2  
Birmingham, Alabama 35242

2010051

**WARRANTY DEED**

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of One Hundred Eighty-Three Thousand and 00/100 Dollars (\$183,000.00) in hand paid to the undersigned, SANDRA BRITTAIN, a single woman (hereinafter referred to as "Grantor") by THOMAS REEDER DONALDSON (hereinafter referred to as Grantee"), the receipt and sufficiency of which are hereby acknowledged, Grantors do, by these presents, grant, bargain, sell, and convey unto Grantee, the following described real estate situated in Shelby County, Alabama, to-wit:

LOT 52, ACCORDING TO THE SURVEY OF THE FINAL RECORD PLAT OF GREYSTONE FARMS, MILL CREEK SECTOR, PHASE 1, AS RECORDED MAP BOOK 22, PAGE 25, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.

TOGETHER WITH THE NONEXCLUSIVE EASEMENT TO USE THE PRIVATE ROADWAYS, COMMON AREAS AND HUGH DANIEL DRIVE, ALL AS MORE PARTICULARLY DESCRIBED IN THE GREYSTONE FARMS DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS RECORDED IN INSTRUMENT 1995-16401, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA AND ALL AMENDMENTS THERETO.

SITUATED IN SHELBY COUNTY, ALABAMA.

SUBJECT TO:

1. TAXES FOR THE YEAR BEGINNING OCTOBER 1, 2009 WHICH CONSTITUTES A LIEN BUT ARE NOT DUE AND PAYABLE UNTIL OCTOBER 1, 2010.
2. TITLE TO ALL OIL, GAS AND MINERALS WITHIN AND UNDERLYING 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 AS RECORDED IN DEED BOOK 121, PAGE 294 AND DEED BOOK 60, PAGE 260.
3. BUILDING LINES, RIGHT OF WAYS, EASEMENTS, RESTRICTIONS, RESERVATIONS AND CONDITIONS, IF ANY, AS RECORDED IN MAP BOOK 22, PAGE 25.
4. SUBJECT TO COVENANTS, CONDITIONS AND RESTRICTIONS AS SET FORTH IN THE DOCUMENT RECORDED IN INSTRUMENT 1995-16401 AND 1<sup>ST</sup> AMENDMENT RECORDED IN INSTRUMENT 1995-1432 AND 2<sup>ND</sup> AMENDMENT RECORDED IN INSTRUMENT 1996-21440 AND 3<sup>RD</sup> AMENDMENT RECORDED IN INSTRUMENT 1997-2587 AND IN MAP BOOK 22, PAGE 25.
5. RESTRICTIONS, LIMITATIONS AND CONDITIONS AS SET OUT IN MAP BOOK 22, PAGE 25, INSTRUMENT 1995-16401, 1<sup>ST</sup> AMENDMENT IN INSTRUMENT 1995-1432, 2<sup>ND</sup> AMENDMENT IN INSTRUMENT 1996-231440 AND 3<sup>RD</sup> AMENDMENT IN INSTRUMENT 1997-2587.

6. EASEMENT TO BELL SOUTH COUMMUNICATIONS AS RECORDED IN INSTRUMENT 1995-7422.
7. AMENDED AND RESTATED RESTRICTIVE COVENANTS FOR DENSE BUFFER ALONG HUGH DANIEL DRIVE RECORDED IN REAL 265, PAGE 96.
8. AGREEMENT IN FAVOR OF SHELBY CABLE AS RECORDED IN REAL 350, PAGE 545.
9. COVENANTS AND AGREEMENTS FOR WATER SERVICE RECORDED IN REAL 235, PAGE 574 AND MODIFIED IN INSTRUMENT 1992-20786, INSTRUMENT 1993-20840 AND INSTRUMENT 1994-21963.
10. RIGHT OF WAY TO DANIEL OAK MOUNTAIN LIMITED TO SHELBY COUNTY AS RECORDED IN INSTRUMENT 1994-21963.
11. DEVELOPMENT AGREEMENT RECORDED IN INSTRUMENT 1994-22318 AND 1<sup>ST</sup> AMENDMENT RECORDED IN INSTRUMENT 1996-0530.
12. GREYSTONE FARMS COMMUNITY CENTER PROPERTY DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS RECORDED IN INSTRUMENT 1995-16403.
13. RELEASE OF DAMAGES AS RECORDED IN INSTRUMENT 1997-27248 AND INSTRUMENT 1997-29682.
14. GREYSTONE FARMS RECIPROCAL EASMENET AS RECORDED IN INSTRUMENT 1995-16400.

\$167,335.00 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 26th day of March, 2010.

  
SANDRA BRITTAIN

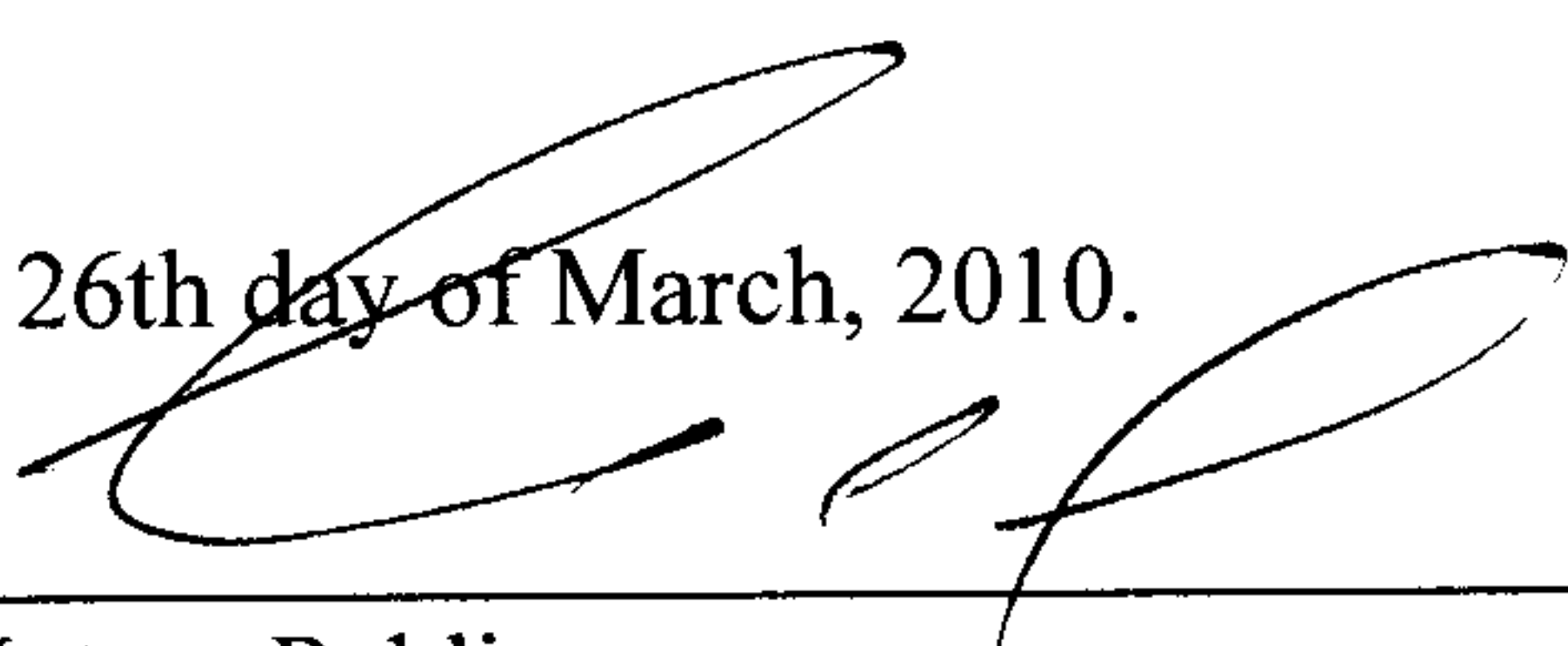
STATE OF ALABAMA  
COUNTY OF SHELBY

  
20100406000102520 2/2 \$30.00  
Shelby Cnty Judge of Probate, AL  
04/06/2010 10:53:46 AM FILED/CERT

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that SANDRA BRITTAIN, whose name is signed to the foregoing instrument, and who is known to me, acknowledged before me on this day, that, being informed of the contents of the said instrument, she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal on the 26th day of March, 2010.



  
Notary Public  
Print Name: Charles D. Stewart, Jr.  
Commission Expires: 04/13/12