

Send tax notice to:


ANGELA FUNDERBURK  
4152 GUILFORD ROAD  
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

2010181

**WARRANTY DEED**

  
20100601000172660 1/2 \$62.00  
Shelby Cnty Judge of Probate, AL  
06/01/2010 03:23:27 PM FILED/CERT

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of Two Hundred Forty Thousand and 00/100 Dollars (\$240,000.00) in hand paid to the undersigned, TIMOTHY JOHN GALLAGHER and SANDRA EVELYN GALLAGHER, Husband and Wife (hereinafter referred to as "Grantor") by ANGELA FUNDERBURK (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 143, ACCORDING TO THE FINAL RECORD PLAT OF GREYSTONE FARMS, GUILFORD PLACE, PHASE 1, AS RECORDED IN MAP BOOK 20, PAGE 105, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA; BEING 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. ANY PRIOR RESERVATION OR CONVEYANCE, TOGETHER WITH RELEASE OF DAMAGES OF MINERALS OF EVERY KIND AND CHARACTER, INCLUDING, BUT NOT LIMITED TO GAS, OIL, SAND, AND GRAVEL IN, ON AND UNDER SUBJECT PROPERTY.
3. DISCREPANCIES, CONFLICTS IN BOUNDARY LINES, SHORTAGE IN AREA, ENCROACHMENTS AND/OR ANY FACTS THAT A CORRECT SURVEY AND/OR PHYSICAL INSPECTION OF THE PREMISES WOULD DISCLOSE.
4. ANY ADVERSE CLAIM TO ANY PORTION OF SAID LAND WHICH HAS BEEN CREATED BY ARTIFICIAL MEANS OR HAS ACCRETED TO ANY SUCH PORTION SOP CREATED AND RIPARIAN RIGHTS.
5. BUILDING SETBACK LINES AND EASEMENTS.
6. TITLE TO ALL MINERALS WITHIN AND UNDERLYING THE PREMISES, TOGETHER WITH ALL MINING RIGHTS AND OTHER RIGHTS, PRIVILEGES AND IMMUNITIES RELATING THERETO, INCLUDING RIGHTS SET OUT IN DEED BOOK 60, PAGE 260, AND DEED BOOK 121, PAGE 294.
7. EASEMENT TO BELL SOUTH COMMUNICATIONS.
8. GREYSTONE FARMS RECIPROCAL EASEMENT AGREEMENT AS SET OUT IN INST. #1995-16400.
9. AMENDED AND RESTATED RESTRICTIVE COVENANTS INCLUDING BUILDING SETBACK LINES AND SPECIFIC PROVISIONS FOR DENSE BUFFER ALONG HUGH DANIEL DRIVE.
10. RIGHTS OF OTHERS TO USE OF HUGH DANIEL DRIVE AS DESCRIBED IN INSTRUMENT RECORDED IN DEED BOOK 301, PAGE 799.
11. AGREEMENT WITH SHELBY CABLE IN REAL BOOK 350, PAGE 545.
12. RIGHT OF WAY GRANTED TO 16X16 FOOT BELL SOUTH MOBILITY, INC., TOWER LOCATED IN SECTION 33, AS SET OUT IN REAL 265, PAGE 368, IN PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.

Shelby County, AL 06/01/2010  
State of Alabama  
Deed Tax : \$48.00

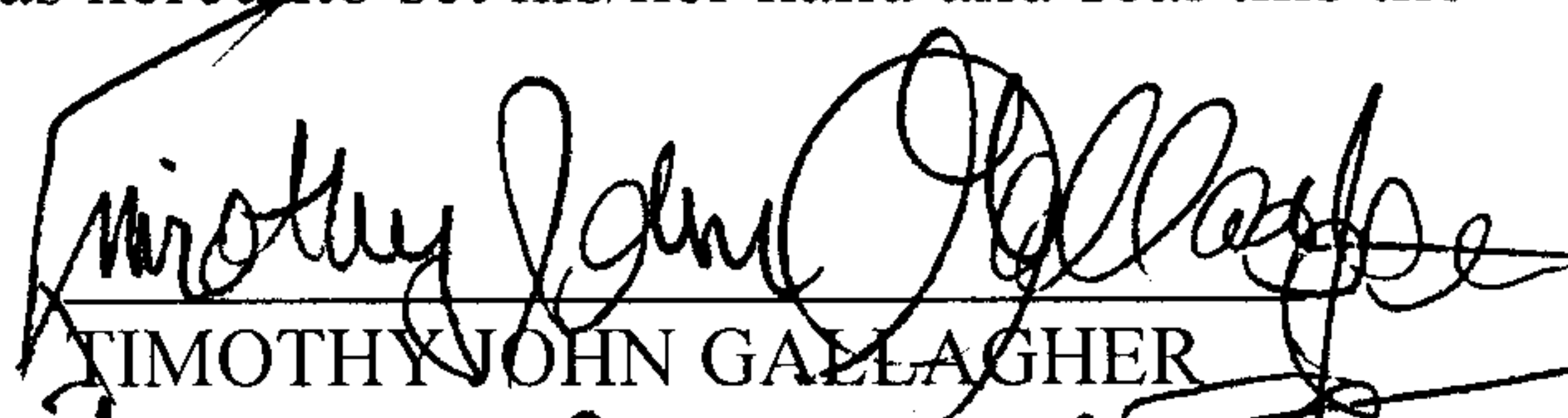
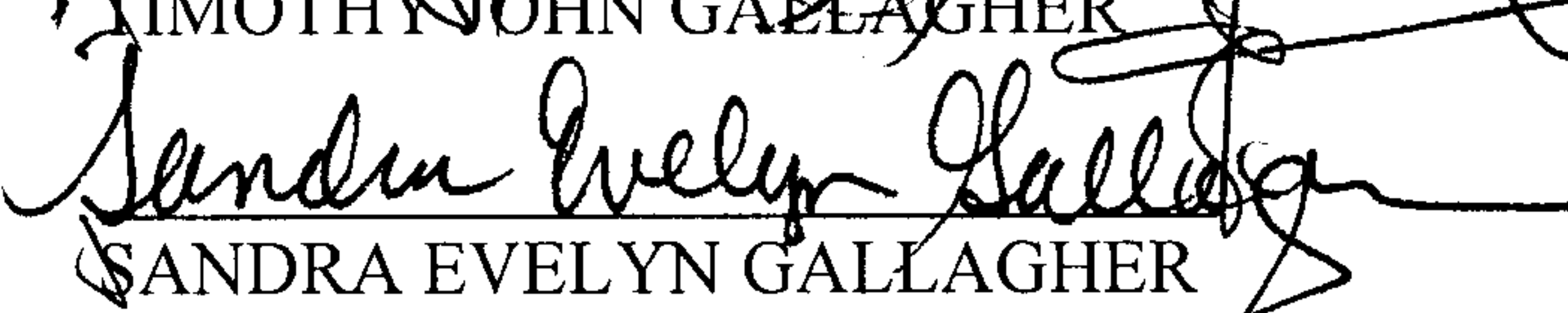


13. RIGHT OF WAY GRANTED FROM DANIEL OAK MOUNTAIN LIMITED TO SHELBY COUNTY.
14. DEVELOPMENT AGREEMENT BETWEEN DANIEL OAK MOUNTAIN LIMITED PARTNERSHIP, GREYSTONE RESIDENTIAL ASSOCIATION, INC., GREYSTONE RIGHT, INC., AND UNITED STAED FIDELITY AND GUARANTY COMPANY.
15. GREYSTONE FARMS COMMUNITY CENTER PROPERTY DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS.
16. AGREEMENT WITH ALAAMA POWER COMPANY AS TO UNDERGROUND CABLES AND COVENANTS PERTAINING THERETO RECORDED.

\$192,000.00 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.

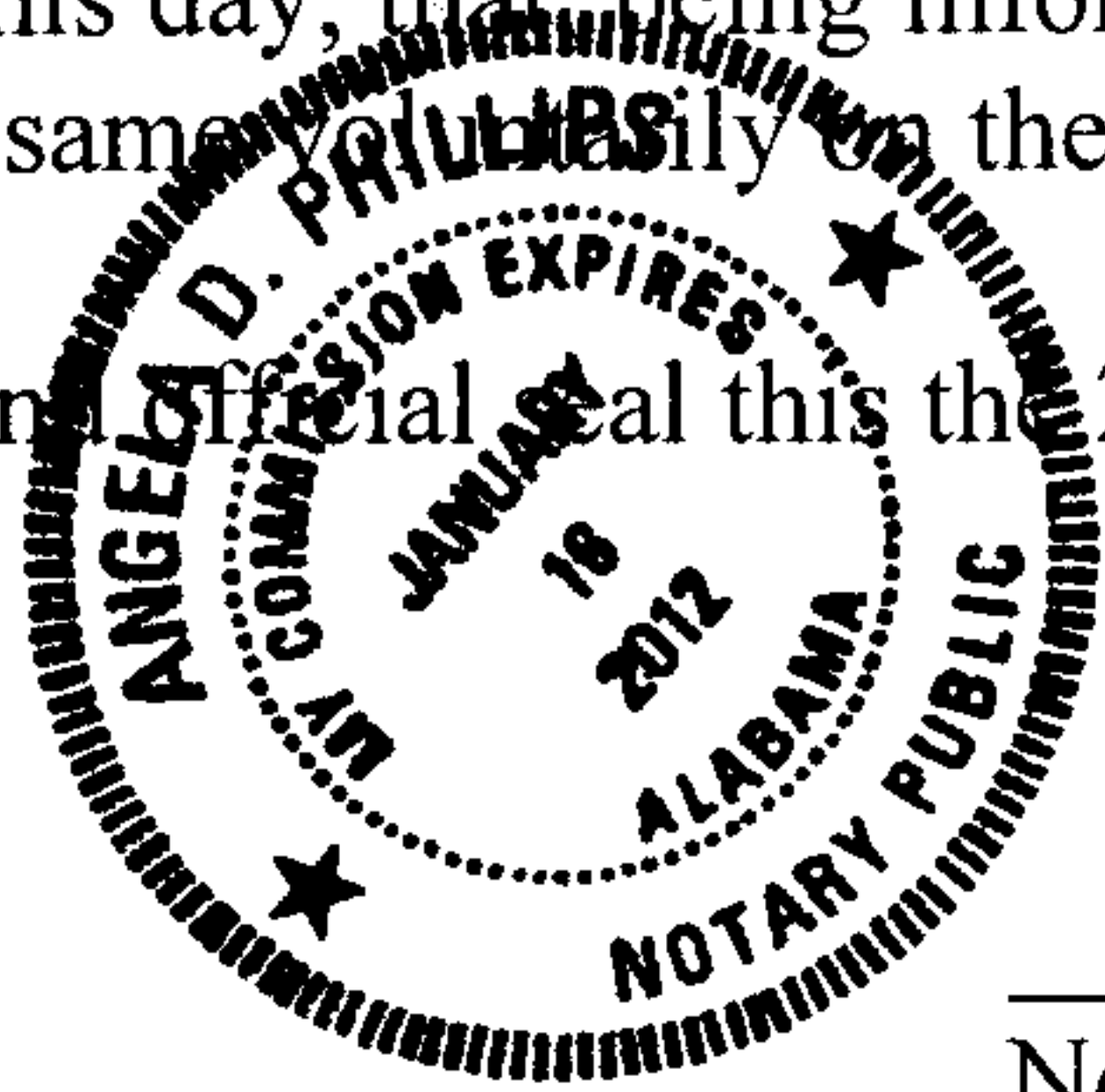
IN WITNESS WHEREOF, said Grantor, has hereunto set his/her hand and seal this the 27th day of May, 2010.

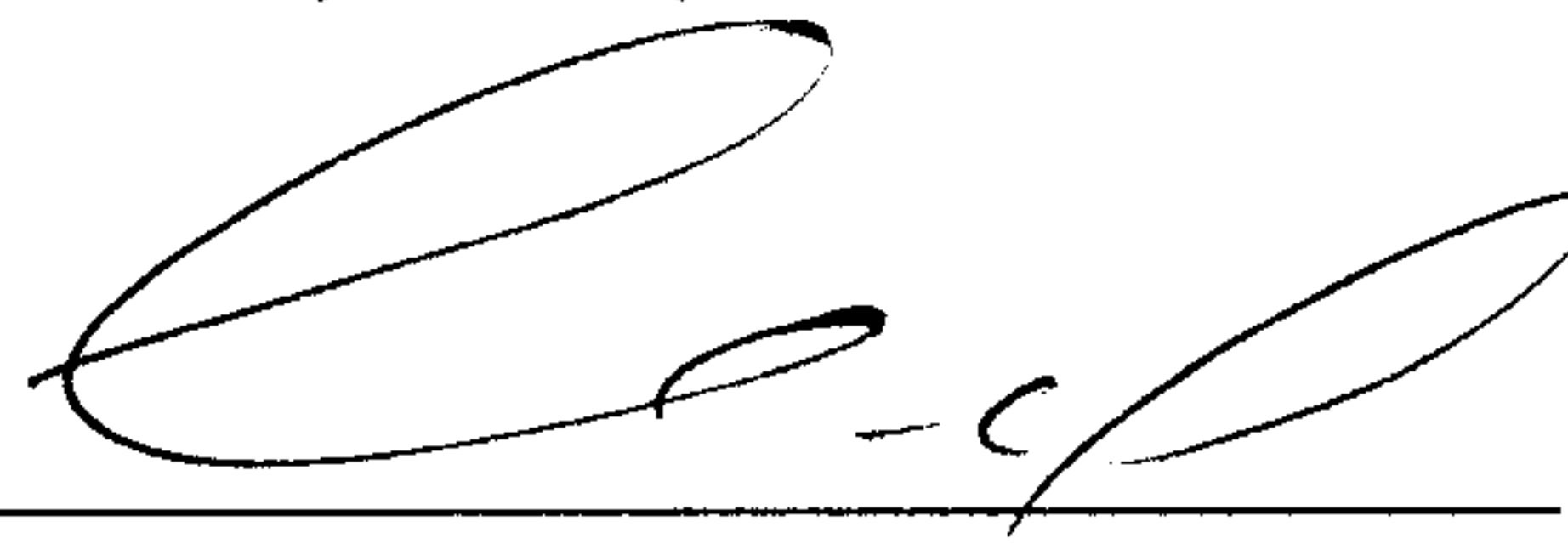
  
TIMOTHY JOHN GALLAGHER  
  
SANDRA EVELYN GALLAGHER

STATE OF ALABAMA  
COUNTY OF SHELBY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that TIMOTHY JOHN GALLAGHER and SANDRA EVELYN GALLAGHER, 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 27th day of May, 2010.



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