

10-5421

20101021000352230 1/3 \$19.00
Shelby Cnty Judge of Probate, AL
10/21/2010 11:58:23 AM FILED/CERT

THIS INSTRUMENT PREPARED BY:
BARNES, TUCKER & BARNES, P.C
8107 PARKWAY DRIVE
LEEDS, ALABAMA 35094
205-699-5000

Send Tax Notice To:
CORBIN, INC.

WARRANTY DEED

State Of Alabama

Jefferson County

20101203000405020 1/3 \$19.00
Shelby Cnty Judge of Probate, AL
12/03/2010 02:00:48 PM FILED/CERT

KNOW ALL MEN BY THESE PRESENTS, That in consideration of Three Hundred Eighty Thousand and 00/100 Dollars (\$380,000.00) to the undersigned Grantors, DAVID L. DYER and WIFE, JESSICA R. DYER, (hereinafter referred to as Grantors), in hand paid by the Grantee herein, the receipt of which is hereby acknowledged, the said Grantors do by these presents, grant, bargain, sell and convey unto CORBIN, INC. AND SPRINGHILL INVESTMENTS, LLC (herein referred to as Grantee), the following described real estate, situated in Jefferson County, Alabama, to-wit:

LOT 44, ACCORDING TO THE MAP OR SURVEY OF THE COVE AT GREYSTONE, PHASE II, AS RECORDED IN MAP BOOK 29, PAGE 136 A & B, AS RECORDED IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.

Subject to:

1. Taxes for the year 2011 and subsequent years.
2. Easements, restrictions, reservations, rights-of-way, limitations, covenants and conditions of record, if any.
3. Mineral and mining rights, if any
4. Agreement recorded in Instrument No. 1999-24249.
5. Easement to Alabama Power Company as recorded in Instrument No. 2000-11841.
6. Articles of Incorporation of The Cove Of Greystone Homeowner's Association, Inc. recorded in Instrument No. 1995-35677 and 1998-38837 and 1998-38838.
7. Subject to covenants, conditions and restrictions as set forth in the document recorded in Instrument No. 1998-38836, Instrument No. 1998-38838 and Instrument No. 1998-41636
8. Easement recorded in Instrument No. 1998-18416.
9. Building and setback lines of 50 feet as recorded in Map Book 29, page 136
10. Building and setback lines of 15 feet as recorded in Map Book 29, page 136,
11. Resstructions and covenants as recorded in Instrument No. 2003-32312

\$387,646.34 of the purchase price received above was paid from a purchase money mortgage loan closed simultaneously herewith.

TO HAVE AND TO HOLD to the said Grantee heirs and assigns forever.

And said Grantors, for said Grantors, their heirs, executors and administrators, covenant with said Grantee, its heirs and assigns, that Grantors are lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise stated above; that Grantors have a good right to sell and convey the same as aforesaid; that Grantors will, and its heirs, executors and administrators shall warrant and defend the same to the said Grantee, its heirs and assigns forever, against the lawful claims of all persons.

Page 2 of Warranty Deed from DAVID L. DYER and JESSICA R. DYER to CORBIN, INC.

IN WITNESS WHEREOF, said Grantors have hereunto set their hand and seal this the 18th day of October, 2010.

~~DAVID L. DYER~~

JESSICA R. DYER

STATE OF Alabama
Jefferson COUNTY

I, the undersigned authority, a Notary Public in and for said County in said State, hereby certify that ~~DAVID L. DYER, A MARRIED MAN~~, whose name is signed to the foregoing conveyance, and who is known to me, JESSICA R. DYER, AN UNMARRIED WOMAN, acknowledged before me on this day, that, being informed of the contents of the conveyance, executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 18th day of October, 2010.

Michelle Steele
NOTARY PUBLIC

My Commission Expires: 11-4-10

STATE OF _____
COUNTY _____

~~I, the undersigned authority, a Notary Public in and for said County in said State, hereby certify that JESSICA DYER, A MARRIED WOMAN, whose name 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, executed the same voluntarily on the day the same bears date.~~

~~Given under my hand and official seal this 18th day of October, 2010.~~

~~NOTARY PUBLIC~~

~~My Commission Expires: _____~~



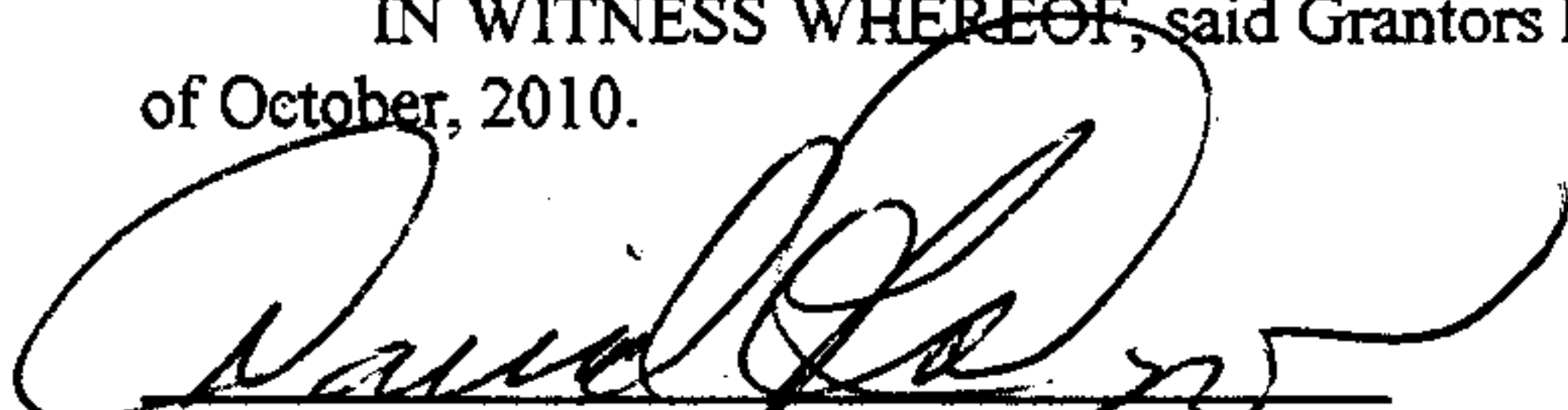
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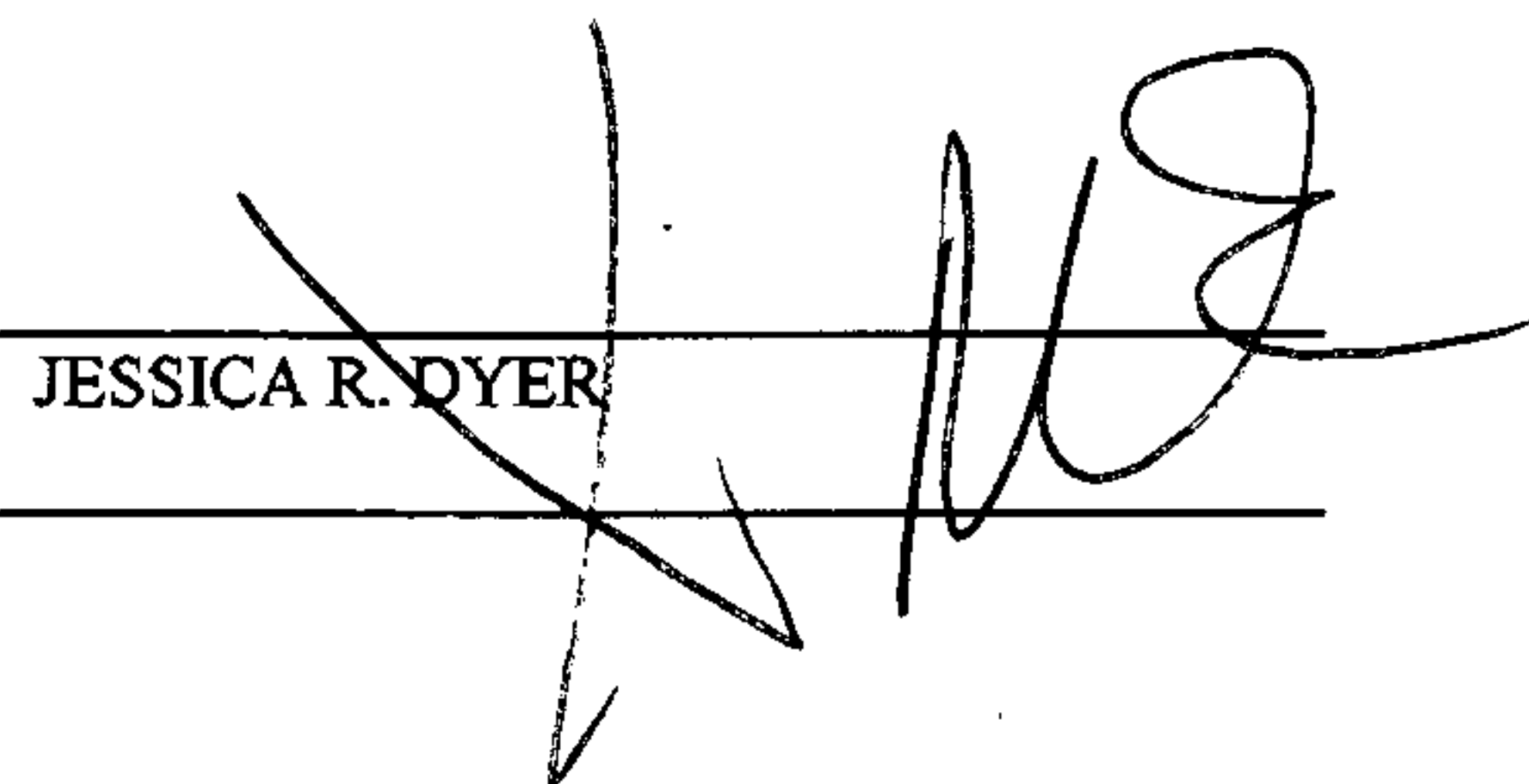


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Page 2 of Warranty Deed from DAVID L. DYER and JESSICA R. DYER to CORBIN, INC.

IN WITNESS WHEREOF, said Grantors have hereunto set their hand and seal this the 18th day of October, 2010.

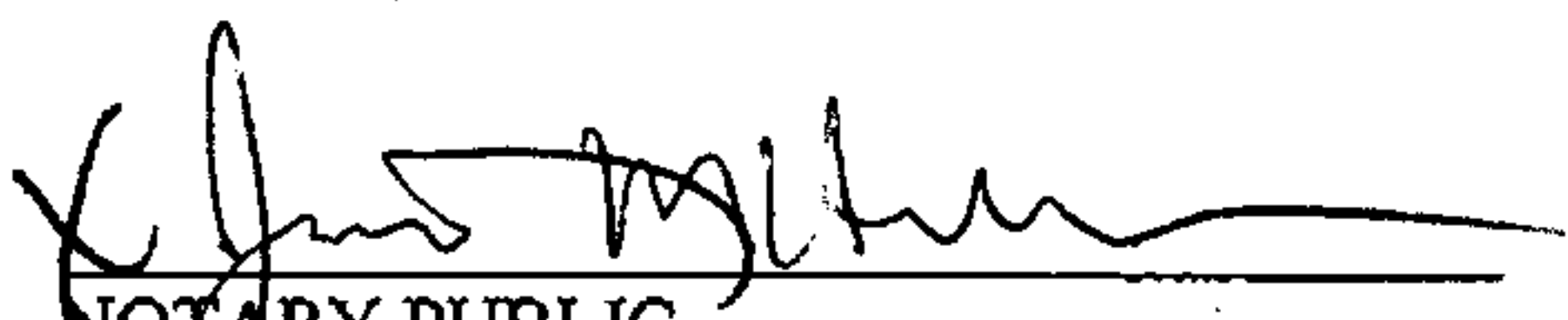

DAVID L. DYER
10-20-2010


JESSICA R. DYER

STATE OF ~~Arizona~~ Arizona
~~Maricopa~~ COUNTY

I, the undersigned authority, a Notary Public in and for said County in said State, hereby certify that DAVID L. DYER, A MARRIED MAN, whose name 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, executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 18th day of October, 2010.


NOTARY PUBLIC
My Commission Expires: 08/16/2014



JUSTIN M. HOLLMAN
NOTARY PUBLIC - ARIZONA
MARICOPA COUNTY
My Commission Expires
August 16, 2014

STATE OF _____
COUNTY _____

I, the undersigned authority, a Notary Public in and for said County in said State, hereby certify that ~~JESSICA DYER, A MARRIED WOMAN~~, whose name 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, executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 18th day of October, 2010.

NOTARY PUBLIC

My Commission Expires: _____