

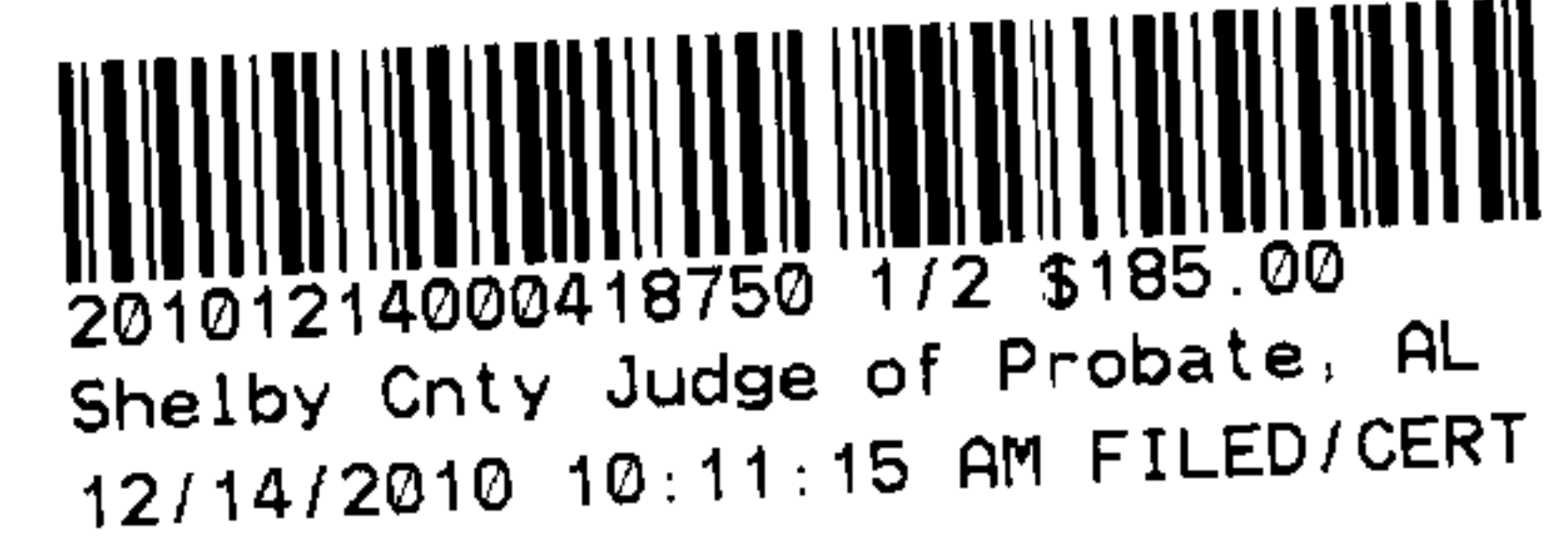
Send tax notice to:

ANTHONY P. BERTELLA, SR.
337 AMHERST DRIVE
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

2010539



WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of One Hundred Seventy Thousand and 00/100 Dollars (\$170,000.00) in hand paid to the undersigned, WAYNE C. SMITH and JEAN C. SMITH, husband and wife (hereinafter referred to as "Grantors") by ANTHONY P. BERTELLA, SR. and ANTHONY P. BERTELLA, JR. (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 90, according to the Survey of Greystone Village, Phase 1, as recorded in Map Book 18, Page 9 and as Amended in Map Book 32, Page 20, in the Office of the Probate Judge of Shelby County, Alabama.

JEAN C. SMITH AND JEAN CAROL SMITH ARE ONE AND THE SAME PERSON.

SUBJECT TO:

1. TAXES FOR THE YEAR BEGINNING OCTOBER 1, 2010 WHICH CONSTITUTES A LIEN BUT ARE NOT YET DUE AND PAYABLE UNTIL OCTOBER 1, 2011.
2. EASEMENTS AND BUILDING LINES AS SHOWN ON RECORDED MAP(S), INCLUDING BUT NOT LIMITED TO ANY NOTES, CONDITIONS, AND RESTRICTIONS.
3. GREYSTONE VILLAGE DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS DATED FEBRUARY 21, 1994 WHICH HAS BEEN RECORDED AS INSTRUMENT #1994-12222 IN THE OFFICE OF THE JUDGE OF PROBATE OF SHELBY COUNTY, ALABAMA (THE "PROBATE OFFICE") WHICH HAS BEEN AMENDED BY (I) FIRST AMENDMENT THERETO DATED JANUARY 21, 1995 AND RECORDED AS INSTRUMENT #10995-16397 IN THE PROBATE OFFICE, (II) SECOND AMENDMENT THERETO DATED JANUARY 32, 1996 AND RECORDED AS INSTRUMENT #1996-08823 IN THE PROBATE OFFICE, (III) THIRD AMENDMENT THERETO DATED AS OF SEPTEMBER 22, 2001 AND RECORDED AS INSTRUMENT #2001-57314 IN THE PROBATE OFFICE, (IV) FOURTH AMENDMENT THERETO DATED AS OF FEBRUARY 8, 2004 AND RECORDED AS INSTRUMENT #20040219000086600 IN THE PROBATE OFFICE AND (V) FIFTH AMENDMENT THERETO DATED AS OF FEBRUARY 8, 2004 AND RECORDED AS INSTRUMENT #20040219000086650 (VI) SIXTH AMENDMENT THERETO DATED AS OF APRIL 9, 2010 AND RECORDED AS INSTRUMENT NO. 2010416000117070 IN THE PROBATE OFFICE (COLLECTIVELY, THE "DECLARATION").
4. DECLARATION OF PROTECTIVE COVENANTS AS SHOWN BY INSTRUMENT NO. 1993-20846.
5. ARTICLES OF INCORPORATION OF GREYSTONE VILLAGE HOMEOWNERS, AS SET OUT BY INSTRUMENT NO. 1993-20847 ALONG WITH THE ASSIGNMENT OF RIGHTS AS SET OUT BY

INSTRUMENT NO. 2010416000117110, IN THE OFFICE OF THE
PROBATE JUDGE OF SHELBY COUNTY, ALABAMA.

6. NOTICE TO THE INSURED IS HEREBY GIVEN THAT THE RECORDED
SUBDIVISION MAP(S), AS RECORDED IN MAP BOOK 18, PAGE 9,
AND MAP BOOK 20, PAGE 32, CONTAINS ON THE FACE OF SAME A
STATEMENT PERTAINING TO NATURAL LIME SINKS. NO LIABILITY
IS ASSUMED HEREUNDER FOR SAME.
7. EASEMENT AGREEMENT BETWEEN DANIEL OAK MOUNTAIN
LIMITED PARTNERSHIP AND SCHOOLHOUSE PROPERTIES,
RECORDED AS INSTRUMENT NO. 1993-22440.

\$ N/A 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 Grantees, 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 7th day of December, 2010.

Wayne C Smith By His ATTY
Matthew Walter Smith
WAYNE C. SMITH BY HIS ATTORNEY
IN FACT MATTHEW WALTER SMITH
Jean C Smith By Her ATTY
Matthew Walter Smith
JEAN C. SMITH BY HER ATTORNEY
IN FACT MATTHEW WALTER SMITH

STATE OF ALABAMA
COUNTY OF SHELBY

I, the undersigned, a Notary Public in and for said County, in said State, hereby
certify that MATTHEW WALTER SMITH, whose name as Agent and Attorney in fact for
WAYNE C. SMITH and JEAN C. SMITH 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, he executed the same voluntarily in her capacity as Attorney in fact
for WAYNE C. SMITH and JEAN C. SMITH on the day the same bears date.

Given under my hand and official seal this 7th day of December, 2010.

[Signature]
Notary Public
Print Name: Charles D. Stewart, Jr.
Commission Expires: 04/16/12