

Send tax notice to:

E. SCOTT BEST
4080 MILNER WAY
BIRMINGHAM, AL, 35242

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

STATE OF ALABAMA
Shelby COUNTY

2011038

Shelby County, AL 03/01/2011
State of Alabama
Deed Tax:\$72.00

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of Three Hundred Fifty-Nine Thousand and 00/100 Dollars (\$359,000.00) in hand paid to the undersigned, DOUGLAS DiPRIMA and RUTH A. DiPRIMA, Husband and Wife (hereinafter referred to as "Grantors") by E. SCOTT BEST (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, the following described real estate situated in Shelby County, Alabama, to-wit:

LOT 62, ACCORDING TO THE SURVEY OF FINAL RECORD PLAT OF GREYSTONE FARMS, MILNERS CRESCENT SECTOR, PHASE 2, AS RECORDED IN MAP; BOOK 21, PAGE 33, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.

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. ANY ENCROACHMENT, ENCUMBRANCE, VIOLATION, VARIATION, OR ADVERSE CIRCUMSTANCE AFFECTING THE TITLE THAT WOULD BE DISCLOSED BY AN ACCURATE AND COMPLETE LAND SURVEY.
3. TITLE TO 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.
4. SUCH STATE OF FACTS AS SHOWN ON THE FINAL PLAT OF GREYSTONE FARMS, MILNERS CRESCENT SETOR, PHASE 2, AS RECORDED IN MAP BOOK 21, PAGE 33, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.
5. DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS, RECORDED IN INSTRUMENT NO. 1995-16401; INSTRUMENT NO. 1996-01432; INSTRUMENT NO. 1996-21440; INSTRUMENT NO. 1997-19633; INSTRUMENT NO. 1997-671 AND INSTRUMENT NO. 1998-20840.
6. EASEMENT TO SOUTH CENTRAL BELL TELEPHONE COOMPANY, RECORDED IN INSTRUMENT NO. 1995-7422, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.
7. COVENANTS AND RESTRICTIONS RECORDED IN VOLUME 265, PAGE 96 AND VOLUME 301, PAGE 799, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.
8. AGREEMENT WITH SHELBY COUNTY CABLE RECORDED IN REAL 545, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.
9. AGREEMENT WITH WATER WORKS BOARD RECORDED IN REAL 235, PAGE 574; INSTRUMENT NO. 1992-00786 AND INSTRUMENT NO.


- 1993-20840 IN THE PROBATE OFFICE OF SHELBY COUNTY,
ALABAMA.
10. RIGHT OF WAY TO SHELBY COUNTY RECORDED IN INSTRUMENT
NO. 1994-21963, IN THE PROBATE OFFICE OF SHELBY COUNTY,
ALABAMA.
11. AGREEMENT WITH GREYSTONE RESIDENTIAL ASSOCIATION,
RECORDED IN INSTRUMENT NO. 1994-22318 AND INSTRUMENT NO.
2002-599370 IN THE PROBATE OFFICE OF SHELBY COUNTY,
ALABAMA.

\$287,200.00 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
18th day of February, 2011.

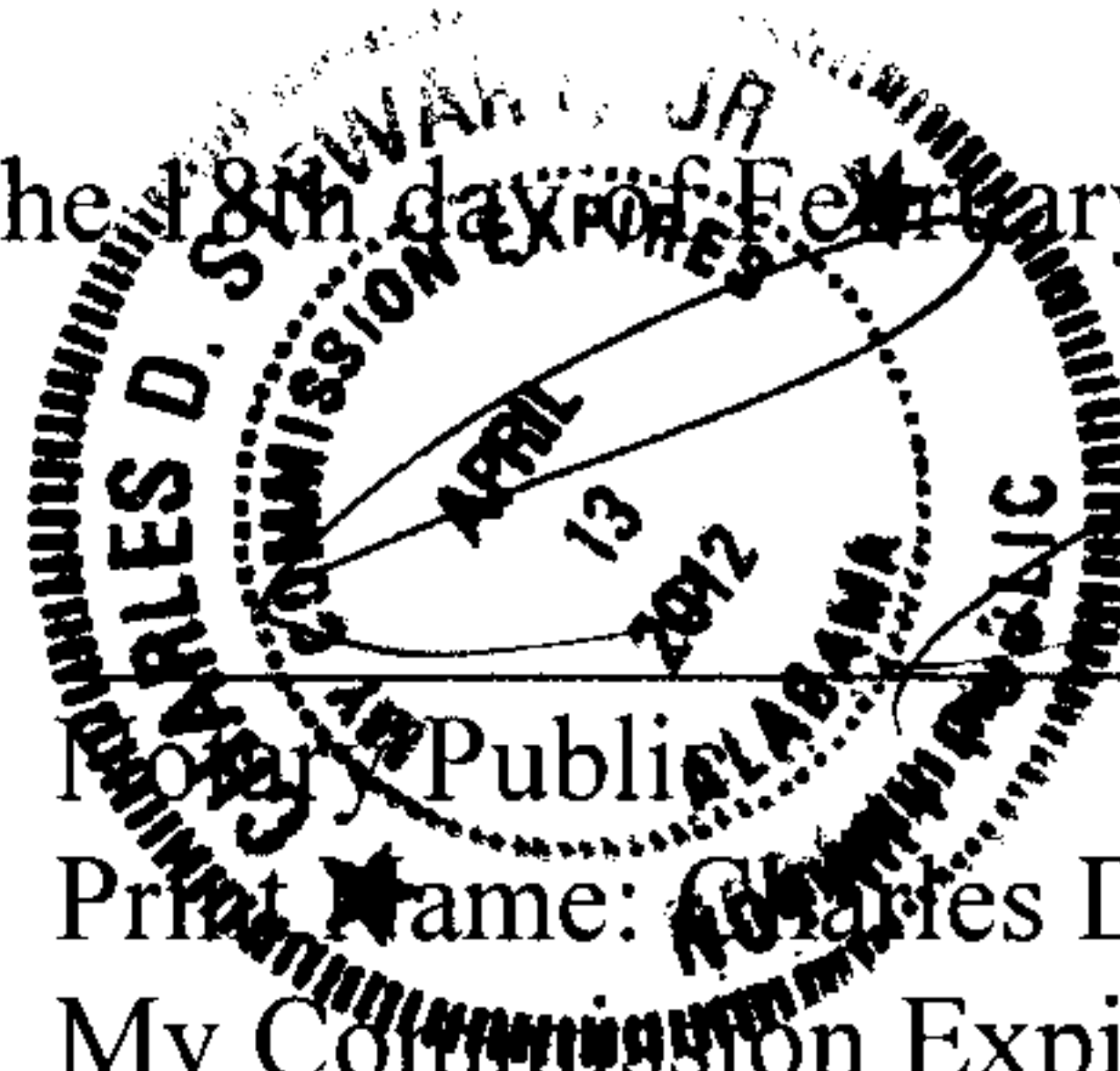

DOUGLAS DiPRIMA


RUTH A. DiPRIMA

STATE OF ALABAMA
COUNTY OF SHELBY

I, the undersigned, a Notary Public in and for said County, in said State, hereby
certify that DOUGLAS DiPRIMA and RUTH A. DiPRIMA, 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 18th day of February, 2011.


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