



20110302000070000 1/2 \$350.00
Shelby Cnty Judge of Probate, AL
03/02/2011 12:59:52 PM FILED/CERT

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This instrument was prepared by:
John Bahakel, Attorney,
2080 Valleydale Road, Suit 10,
Hoover, AL 35244

Send Tax Notice To:
Greystone Ventures, LLC
850 Corporate Drive, Suite 110
Hoover, AL 35242

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of Three Hundred Thirty-Five Thousand Dollars (\$335,000.00), and other good and valuable consideration to the undersigned Grantor in hand paid by the Grantee herein, the receipt whereof is acknowledged, I, the undersigned, Clem D. Burch, a married man (herein referred to as Grantor) do/does, grant, bargain, sell and convey unto Greystone Ventures, LLC, an Alabama Limited Liability Company (herein referred to as Grantee), the following described real estate situated in Shelby County, Alabama, to-wit:

Unit 110A, Block 2, according to Meadow Brook Corporation Park South Phase II Resurvey 12, as recorded in Map Book 42, Page 42 being a resurvey of Unit 108 and Unit 110, Block 2, (also known as Building B) in the Meadow Brook Place Office Condominium, a Condominium, according to the Declaration of Condominium as recorded in Instrument #20070822000395570; and By-Laws related thereto is recorded as Exhibit "C" of Instrument #20070822000395570; together with an undivided fractional interest in the common elements assigned to the units as set out in the Declaration of Condominium for Meadow Brook Place Office Condominium; and said unit being more particularly described in the floor plans and architectural drawing of Meadow Brook Place Office Condominium as set out in the Declaration and as recorded in Map Book 39, Page 6, in the Probate Office of Shelby County, Alabama.

Subject to the following:

1. Ad Valorem Taxes and assessments for the year 2011, and taxes for subsequent years, not yet due and payable;
2. Easement(s), building line(s) and restriction(s) as shown on recorded map.
3. Title to all minerals within and underlying the premises, together with all mining rights and other rights, privileges and immunities and release of damages relating thereto, as recorded in Deed Book 66, Page 34, in the Probate Office of Shelby County, Alabama.
4. Declaration of Covenants, Conditions, and Restrictions for Meadow Brook Corporation Park as set out in Real 64, Page 91, along with 1st Amendment recorded in Real 95, Page 826; 2nd Amendment recorded in Real 141, Page 784; 3rd Amendment recorded in Real 177, Page 244; 4th Amendment recorded in Real 243, Page 453; 5th Amendment recorded in Real 245, Page 89; 6th Amendment recorded in Instrument Number 1192-23529; 7th Amendment recorded in Instrument Number 1995-03028; 8th Amendment recorded in Instrument Number 199504188; 9th Amendment recorded in Instrument Number 1996-32318; 10th Amendment recorded in Instrument Number 1996-32318; 11th Amendment recorded in Instrument Number 1997-30077; 12th Amendment recorded in Instrument Number 1997-37856; 13th Amendment recorded in Instrument Number 1998-5588 and 14th Amendment recorded in Instrument Number 1998-41655; 15th Amendment recorded in Instrument Number 1998-46243 and 16th Amendment recorded in Instrument Number 1999-2935; 17th Amendment in Instrument #20021217000631360, in Probate Office.

Shelby County, AL 03/02/2011
State of Alabama
Deed Tax: \$335.00

C. B.

5. Right of Way granted to Alabama Power Company by instrument(s) recorded in Inst. No. 2001-26138; Inst. No. 2001-26137; Inst. No. 20070517000231120 and Inst. No. 20070726000347760.

6. Notes and special note as set out on Map recorded in Map Book 29, Page 42.

7. Assignment of development rights in Instrument #2001-35825.

8. Agreement as set out in Instrument #2001-27024.

9. Covenants, conditions, restrictions, reservations, easements, liens for assessments, options, powers of attorney, and limitations on title created by the "Condominium Ownership Act", Chapter 8, Section 35-8-1 et seq., Code of Alabama 1975, and/or the "Alabama Uniform Condominium Act of 1991", Chapter 8A, Sections 35-8A-101 et seq. Code of Alabama 1975, or set forth in the Declaration of Condominium of Meadow Brook Place Office Condominium, a condominium, dated 08/20/2007 and recorded in Instrument #20070822000395570, in the Probate Office of Shelby County, Alabama; in the By-Laws of Meadow Brook Place Office Condominium Association, Inc., recorded in Instrument #20070822000395570, in said Probate Office; in the Articles of Incorporation of Meadow Brook Place Office Condominium Association, Inc., recorded in Instrument #20070822000395580, in said Probate Office; in any instrument creating the estate or interest insured by this policy; and in any other allied instrument referred to in any of the instruments aforesaid.

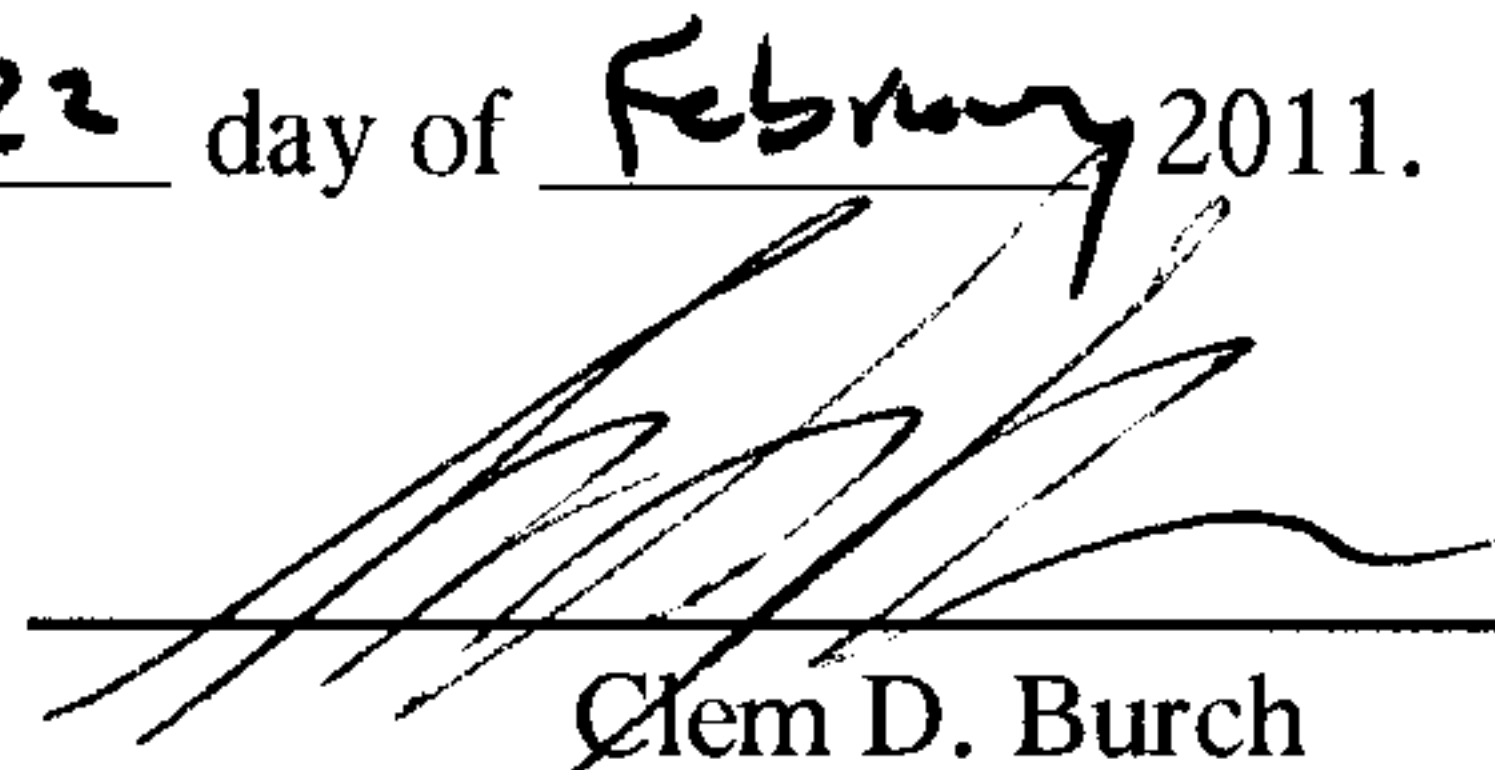
Note: The subject property is NOT the homestead of Grantor.

To have and to hold, to the said Grantees, their heirs and assigns, forever.

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

In witness whereof, I have hereunto set my hand and seal this 22 day of February 2011.

(Seal)



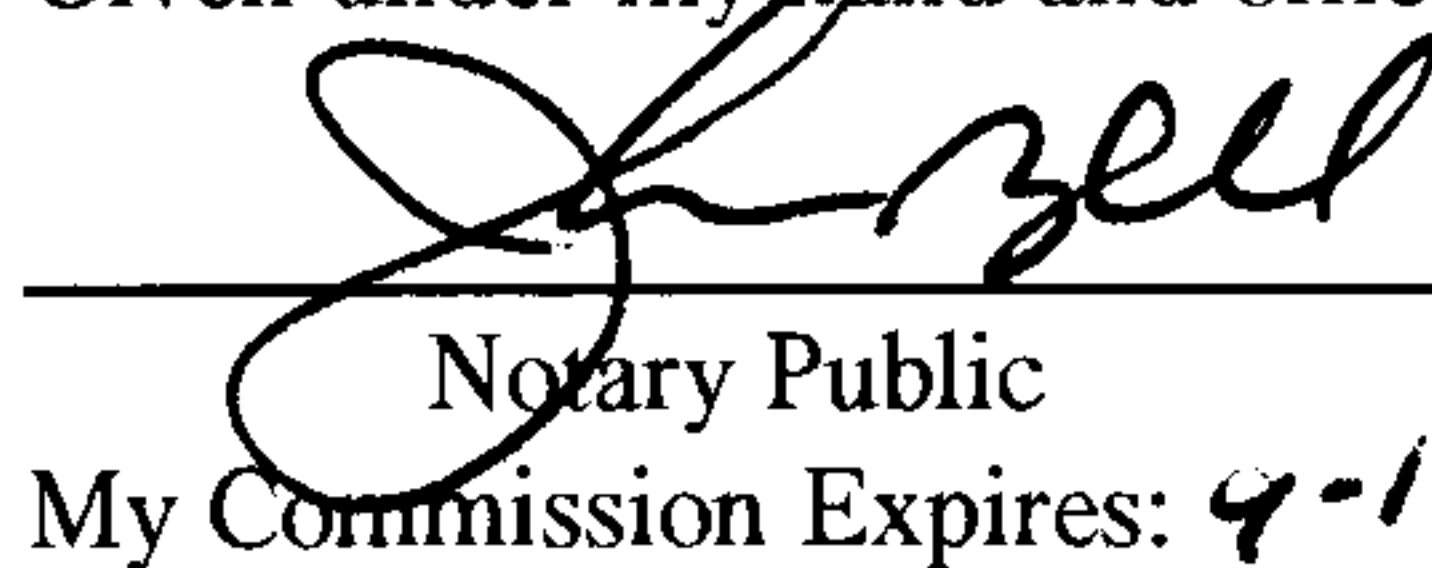
Clem D. Burch
(Seal)

State of Alabama
County of Shelby

General Acknowledgment

I, the undersigned, a Notary Public in and for said County in said State, hereby certify that Clem D. Burch, whose name is signed to the foregoing conveyance, and who is known to me, or who presented proof of his identity, acknowledged before me on this day, that, being informed of the contents of the conveyance, he executed the same voluntarily on the day the same bears date.

Given under my hand and official seal, this the 22nd day of February, 2010.



Notary Public
My Commission Expires: 9-18-12