

Send tax notice to:

GERALD R. McLEOD  
4013 GREYSTONE DRIVE  
BIRMINGHAM, ALABAMA, 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

2011051



20110329000097670 1/3 \$528.00  
Shelby Cnty Judge of Probate, AL  
03/29/2011 11:15:32 AM FILED/CERT

**WARRANTY DEED**

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of Five Hundred Ten Thousand and 00/100 Dollars (\$510,000.00) in hand paid to the undersigned, LAWRENCE G. BOGGS and MELINDA M. BOGGS, Husband and Wife (hereinafter referred to as "Grantors") by GERALD R. McLEOD and ALLIE M. McLEOD (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 4, ACCORDING TO THE SURVEY OF GREYSTONE - 1ST SECTOR, 1ST PHASE, AS RECORDED IN MAP BOOK 14, PAGE 91, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.

TOGETHER WITH THE NON-EXCLUSIVE EASEMENT TO USE THE PRIVATE ROADWAYS, COMMON AREAS AND HUGH DANIEL DRIVE, ALL AS MORE PARTICULARLY DESCRIBED IN THE GREYSTONE RESIDENTIAL DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS DATED NOVEMBER 6, 1990 AND RECORDED IN REAL BOOK 317, PAGE 260 IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA (WHICH, TOGETHER WITH ALL AMENDMENTS THERETO IS HEREINAFTER COLLECTIVELY REFERED TO AS THE "DECLARATION").

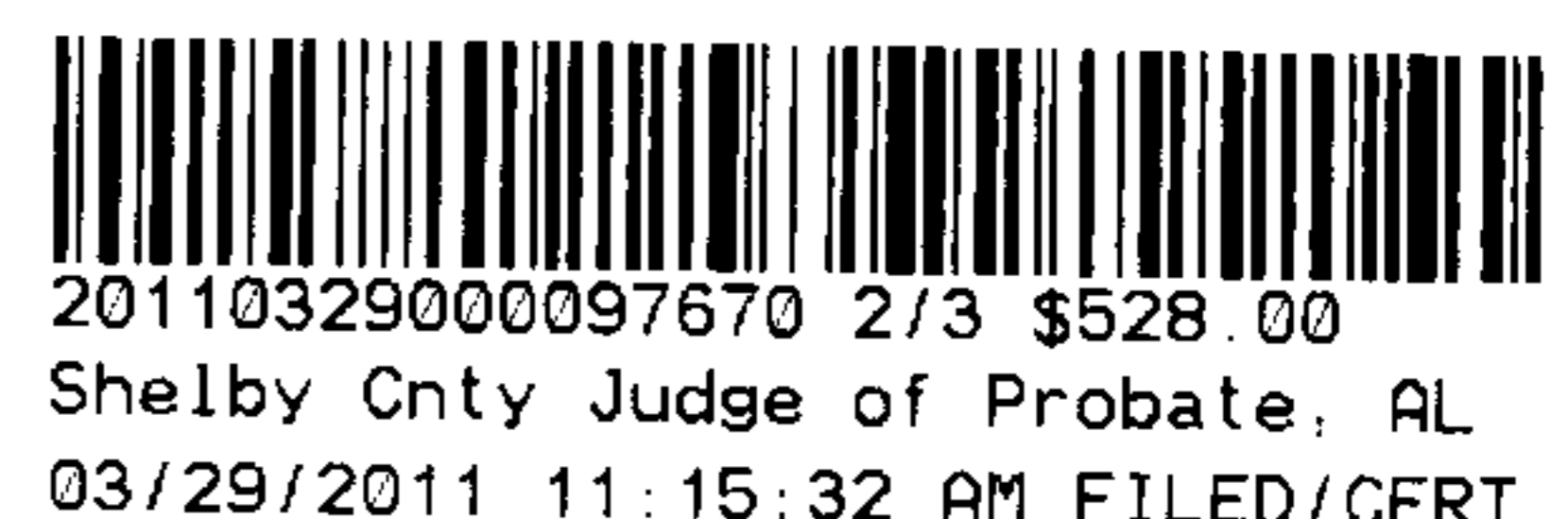
SUBJECT TO:

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. RIGHTS OR CLAIMS OF PARTIES IN POSSESSION NOT SHOWN BY PUBLIC RECORDS.
3. EASEMENTS OR CLAIMS THEREOF, WHICH ARE NOT SHOWN BY PUBLIC RECORDS.
4. ANY ENCROACHMENT, ENCUMBRANCE, VIOLATION, VARIATION, OR ADVERSE CIRCUMSTANCE AFFECTING THE TITLE THAT WOULD BE DISCLOSED BY AN ACCURATE SURVEY.
5. MUNICIPAL IMPROVEMENTS, TAXES, ASSESSMENTS AND FIRE DISTRICT DUES AGAINST SUBJECT PROPERTY.
6. SUBJECT TO COVENANTS, CONDITIONS AND RESTRICTIONS AS SET FORTH IN THE DOCUMENT RECORDED IN REAL 316, PAGE 239 AND AMENDED IN REAL 319, PAGE 238 AND AMENDED IN REAL 336, PAGE 281 AND REAL 346, PAGE 942 AND REAL 317, PAGE 260, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.
7. RIGHT OF WAY TO SHELBY COUNTY, ALABAMA AS RECORDED IN DEED BOOK 301, PAGE 799, IN THE OFFICE OF THE JUDGE OF PROBATE OF SHELBY COUNTY, ALABAMA.
8. RIGHT OF WAY TO ALABAMA POWER COMPANY AS RECORDED IN DEED BOOK 109, PAGE 505, DEED BOOK 112, PAGE 517, DEED BOOK

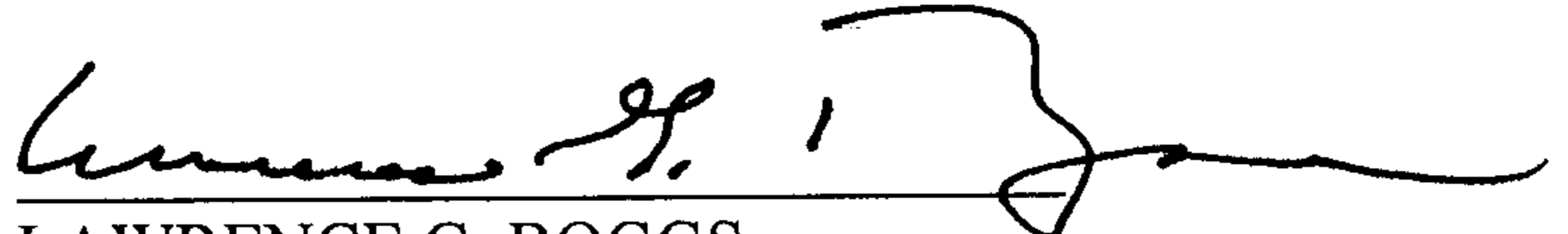
- 09, PAGE 500 AND DEED BOOK 305, PAGE 637, IN THE OFFICE OF THE JUDGE OF PROBATE OF SHELBY COUNTY, ALABAMA.
9. TITLE TO ALL OIL, GAS AND MINERALS WITHIN AND UNDERLYING THE PREMISES, TOGETHER WITH ALL OIL AND MINING RIGHTS AND OTHER RIGHTS, PRIVILEGES AND IMMUNITIES RELATING THERETO, TOGETHER WITH ANY RELEASE OF LIABILITY FOR INJURY OR DAMAGE TO PERSONS OR PROPERTY AS A RESULT OF THE EXERCISE OF SUCH RIGHTS AS RECORDED IN DEED BOOK 4, PAGE 486, DEED BOOK 121, PAGE 294; DEED BOOK 51, PAGE 544 AND DEED BOOK 60, PAGE 260 IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.
  10. RESTRICTIONS AND CONDITIONS AS RECORDED IN REAL 320, PAGE 729 AND AMENDED IN REAL 324, PAGE 993, IN THE OFFICE OF THE JUDGE OF PROBATE OF SHELBY COUNTY, ALABAMA.
  11. RESTRICTIVE COVENANTS AS RECORDED IN REAL 314, PAGE 506, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.
  12. RESTRICTIONS, CONDITIONS AND EXCEPTIONS AND AMENDED MISCELLANEOUS RECORD 15, PAGE 840 AND AMENDED MISCELLANEOUS RECORD 15, PAGE 844 AS RECORDED IN MISCELLANEOUS RECORD 12, PAGE 852 AND MISCELLANEOUS RECORD 12, PAGE 845 AND FURTHER AMENDED BY REAL 265, PAGE 996 IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.
  13. NON-EXCLUSIVE EASEMENT AS RECORDED IN REAL 317, PAGE 260 AND AMENDED IN REAL 319, PAGE 35, IN THE PROBATE OFFICE OF SHELBY COUNTY.
  14. RECIPROCAL EASEMENT AGREEMENT AS RECORDED IN REAL 312, PAGE 274 AND AMENDED IN REAL 317, PAGE 253, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.
  15. COVENANTS AND AGREEMENTS FOR WATER SERVICE AS RECORDED IN REAL 235, PAGE 574, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.
  16. TERMS, AGREEMENTS AND RIGHT OF WAY TO ALABAMA POWER COMPANY AS RECORDED IN REAL BOOK 364, PAGE 396, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.
  17. TRANSMISSION LINE PERMITS TO ALABAMA POWER COMPANY, AS RECORDED IN DEED BOOK 109, PAGE 505, DEED BOOK 112, PAGE 517 AND DEED BOOK 305, PAGE 637, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.
  18. MEMORANDUM OF GROUND LEASE AS RECORDED IN REAL 312, PAGE 268, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.
  19. NON-DISTURBANCE AND ATTORNMENT AGREEMENT AS RECORDED IN REAL 312, PAGE 306, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.
  20. CONDITIONS, RESTRICTIONS, LIMITATIONS AND RELEASE OF DAMAGES AS RECORDED IN REAL 350, PAGE 575, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.

\$ -0- 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 28th day of March, 2011.

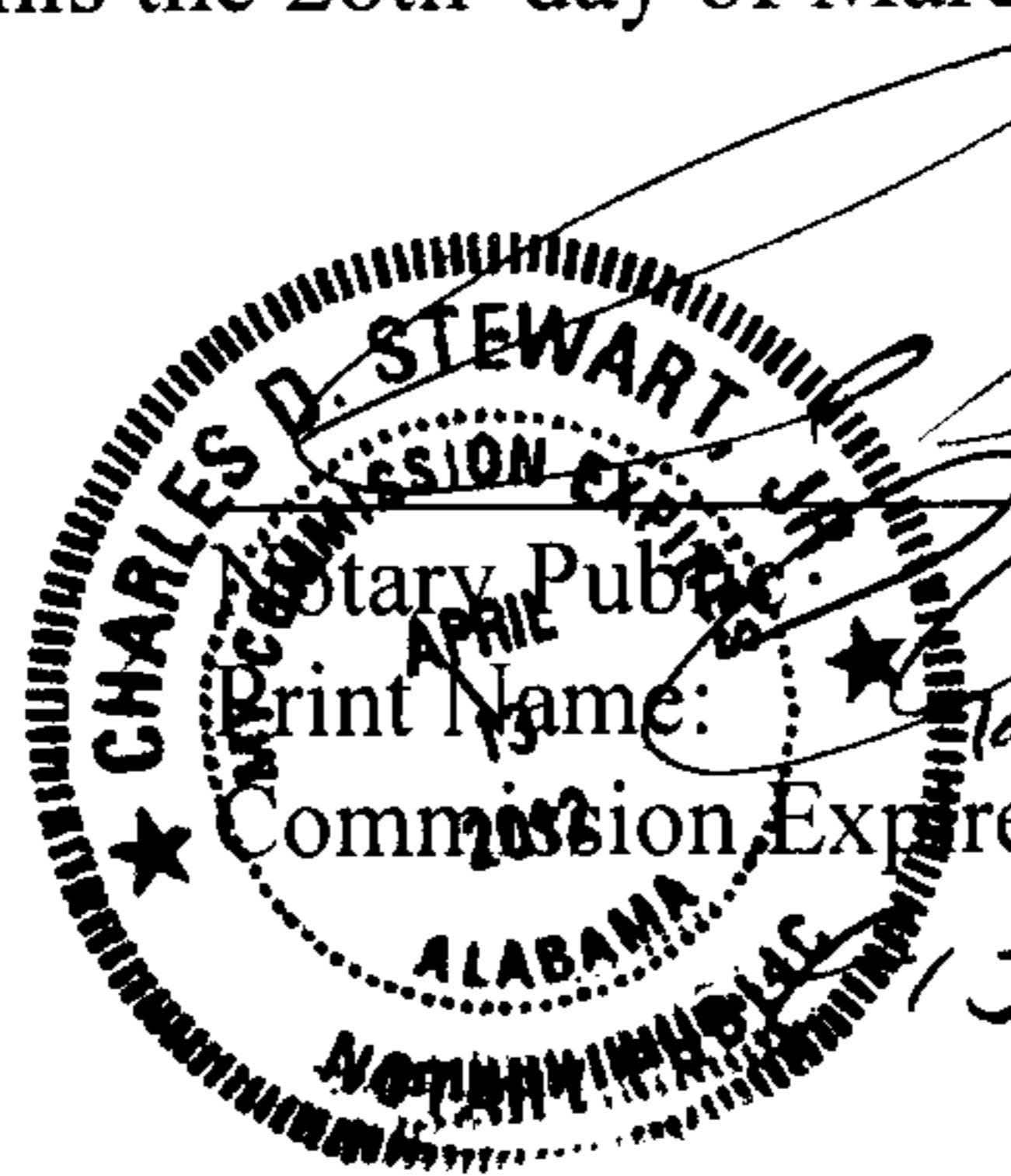
  
LAWRENCE G. BOGGS

  
MELINDA M. BOGGS

STATE OF ALABAMA  
COUNTY OF SHELBY

I, the undersigned, a Notary Public in and for said County, in said State, hereby  
certify that LAWRENCE G. BOGGS and MELINDA M. BOGGS, 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 28th day of March, 2011.

  
*Charles D. Stewart, Jr.*  
Notary Public  
Print Name: Charles D. Stewart, Jr.  
Commission Expires: 3-12  
ALABAMA



20110329000097670 3/3 \$528.00  
Shelby Cnty Judge of Probate, AL  
03/29/2011 11:15:32 AM FILED/CERT

Shelby County, AL 03/29/2011  
State of Alabama  
Deed Tax: \$510.00