

Send tax notice to:

JASON BREEN
1249 BERWICK ROAD
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

2011129

Shelby County, AL 05/04/2011
State of Alabama
Deed Tax: \$4.00

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of One Hundred Fifty-Four Thousand Nine Hundred and 00/100 Dollars (\$154,900.00) in hand paid to the undersigned, CHERILYN J. SELIKOFF GRAHAM and STANLEY GRAHAM, WIFE AND HUSBAND (hereinafter referred to as "Grantors") by JASON BREEN AND JULLIAN GOLD (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 106, ACCORDING TO THE SURVEY OF GREYSTONE RIDGE GARDEN HOMES, AS RECORDED IN MAP BOOK 16 PAGE 31, IN THE OFFICE OF THE JUDGE OF PROBATE 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. RESTRICTIONS, SET BACKS, COVENANTS, CONDITIONS, EASEMENTS, AND RIGHTS OF WAY AS SHOWN ON THE PLAT OF THE SURVEY OF GREYSTONE RIDGE GARDEN HOMES, AS RECORDED IN MAP BOOK 16, PAGE 31, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.
3. DECLARATION OF GREYSTONE RIDGE COVENANTS, CONDITIONS, RESTRICTIONS AND SETBACKS AS SHOWN IN REAL BOOK 301, PAGE 799 AND INSTRUMENT NO. 1992-4720, IN SAID PROBATE OFFICE.
4. TRANSMISSION LINE PERMITS TO ALABAMA POWER COMPANY AS RECORDED IN DEED BOOK 141, PAGE 180, REAL BOOK 333, PAGE 201; REAL BOOK 377 PAGE 441 AND INSTRUMENT NO 1992-26820, IN SAID PROBATE OFFICE.
5. RIGHTS OF OTHERS TO USE HUGH DANIEL DRIVE RECORDED IN DEED BOOK 301, PAGE 799, IN SAID PROBATE OFFICE.
6. COVENANT AND AGREEMENT FOR WATER SERVICE RECORDED IN REAL BOOK 235 PAGE 574, AS AMENDED BY AGREEMENT RECORDED AS INSTRUMENT NO. 1993-20840 IN SAID PROBATE OFFICE.
7. GREYSTONE MULTI-FAMILY DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS RECORDED IN REAL BOOK 316, PAGE 239; REAL BOOK 319, PAGE 238; REAL BOOK 336 PAGE 281; REAL BOOK 397 PAGE 958; INSTRUMENT NO. 1992-4710 AND AMENDED IN INSTRUMENT NO. 1995-14647, IN SAID PROBATE.
8. RESTRICTIONS, COVENANTS, CONDITIONS AND BUILDING SETBACK LINES AS RECORDED IN AMENDED RESTATED RESTRICTIVE COVENANTS IN REAL 265, PAGE 96 IN SAID PROBATE OFFICE.

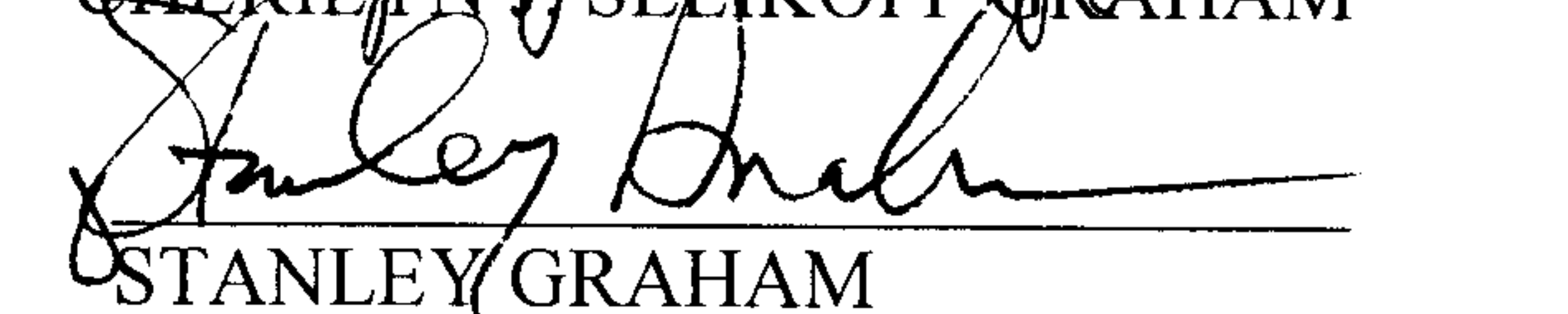
9. RECIPROCAL EASEMENT AGREEMENT PERTAINING TO ACCESS AND ROAD WAY EASEMENTS RECORDED IN REAL 312, PAGE 274, FIRST AMENDMENT RECORDED IN REAL 317, PAGE 253 AND 2ND AMENDMENT RECORDED AS INSTRUMENT ON. 1993-31234, IN SAID PROBATE OFFICE.
10. AGREEMENT BETWEEN DANIEL OAK MOUNTAIN LIMITED PARTNERSHIP AND SHELBY CABLE, INC. RECORDED IN 350, PAGE 545, IN SAID PROBATE OFFICE.
11. GREYSTONE RESIDENTIAL DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS RECORDED IN REAL 317, PAGE 260, AMENDED BY REAL 319, PAGE 235 AND BY FIRST AMENDMENT TO RESTRICTIONS RECORDED IN REAL 346, PAGE 942; SECOND AMENDMENT RECORDED IN REAL 378, PAGE 904; THIRD AMENDMENT RECORDED IN 397 PAGE 958; FOURTH AMENDMENT RECORDED AS INSTRUMENT NO. 1992-17890; FIFTH AMENDMENT RECORDED AS INSTRUMENT NO. 1993-3123; SIXTH AMENDMENT RECORDED AS INSTRUMENT NO. 1993-10163; SEVENTH AMENDMENT RECORDED AS INSTRUMENT NO. 1993-16982; EIGHTH AMENDMENT RECORDED AS INSTRUMENT NO. 1993-20968; NINTH AMENDMENT RECORDED AS INSTRUMENT NO. 1993-32840; TENTH AMENDMENT RECORDED AS INSTRUMENT NO. 1994-23329; ELEVENTH AMENDMENT RECORDED AS INSTRUMENT NO. 1995-08111; TWELFTH AMENDMENT RECORDED AS INSTRUMENT NO. 1995-24267; THIRTEENTH AMENDMENT RECORDED AS INSTRUMENT NO. 1995-34231; FOURTEENTH AMENDMENT RECORDED AS INSTRUMENT NO. 1996-19860; FIFTEENTH AMENDMENT RECORDED AS INSTRUMENT NO. 1996-37514; SIXTEENTH AMENDMENT RECORDED AS INSTRUMENT NO. 1996-39737; SEVENTEENTH AMENDMENT RECORDED AS INSTRUMENT NO. 1997-02534; EIGHTEENTH AMENDMENT RECORDED AS INSTRUMENT NO. 1997-17533; NINETEENTH AMENDMENT RECORDED AS INSTRUMENT NO. 1997-30081, IN SAID PROBATE OFFICE.
12. ARTICLES OF INCORPORATION OF GREYSTONE RESIDENTIAL ASSOCIATION, INC. AS RECORDED IN REAL 42, PAGE 835, IN SAID PROBATE OFFICE.
13. ARTICLES OF INCORPORATION OF GREYSTONE RIDGE HOMEOWNERS ASSOCIATION, INC., RECORDED IN INSTRUMENT NO. 1995-14645, IN SAID PROBATE OFFICE.

CHERILYN J. SELIKOFF GRAHAM AND CHERLYN J. SELIKOFF ARE ONE AND THE SAME PERSON.

\$150,972.00 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 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 15th day of April, 2011.


CHERILYN J. SELIKOFF GRAHAM

STANLEY GRAHAM

STATE OF ALABAMA
COUNTY OF SHELBY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that CHERILYN J. SELIKOFF GRAHAM and STANLEY GRAHAM, whose name 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, she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this the 15th day of April, 2011.



Charles D. Stewart
4-13-12