

Send tax notice to:

STEVEN E. LEE
4087 GUILFORD 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

2011192

Shelby County, AL 06/08/2011
State of Alabama
Deed Tax: \$40.50

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of Two Hundred Two Thousand Four Hundred Fifty and 00/100 Dollars (\$202,450.00) in hand paid to the undersigned, CAROL M. BELANGER, an unmarried woman (hereinafter referred to as "Grantors") by STEVEN E. LEE and CYNTHIA R. McINTYRE (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 FINAL RECORD PLAT OF GREYSTONE FARMS, GUILFORD PLACE, PHASE 2, AS RECORDED IN MAP BOOK 22, PAGE 24, 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. 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. ANY LIEN, OR RIGHT TO A LIEN, FOR SERVICES, LABOR OR MATERIAL IMPOSED BY LAW AND NOT SHOWN BY PUBLIC RECORD.
6. DEFECTS, LIENS, ENCUMBRANCES, ADVERSE CLAIMS OR OTHER MATTERS.
7. MUNICIPAL IMPROVEMENTS, TAXES, ASSESSMENTS AND FIRE DISTRICT DUES AGAINST SUBJECT PROPERTY, IF ANY.
8. ANYTHING TO THE CONTRARY NOTWITHSTANDING, THIS POLICY, DOES NOT ATTEMPT TO SET OUT ANY OWNERSHIP INTEREST IN ANY OIL GAS AND MINERALS OR ANY RIGHTS IN CONNECTION THEREWITH, AND SSAID OIL, GS AND MINERALS INTERESTS, AND ALL RIGHTS OF ENTRY, INCLUDING THE RIGHT TO MINE OR EXTRACT SUCH OIL, GAS AND MINERAL INTERESTS.
9. RESTRICTIONS, COVENANTS AND CONDITIONS AS TO GREYSTONE FARMS AS SET FORTH IN INSTRUMENT #1995-16401.
10. TITLE TO ALL OIL, AS AND MINERALS WITHIN AND UNDERLYING THE PREMISES, TOGETHER WITH ALL OIL AND MINING RIGHTS AND OTHER RIGHTS, PRIVILEGES AND IMMUNITIES RELATING THERETO.
11. RESTRICTIONS, LIMITATIONS AND CONDITIONS AS SET OUT IN MAP BOOK 22, PAGE 24.
12. EASEMENT TO BELL SOUTH COMMUNICATIONS.

13. AMENDED AND RESTATED RESTRICTIVE COVENANTS.
14. SHELBY COUNTY CABLE AGREEMENT.
15. COVENANTS AND AGREEMENT FOR WATER SERVICE.
16. RIGHT OF WAY FROM DANIEL OAK MOUNTAIN LIMITED TO SHELBY COUNTY.
17. DEVELOPMENT AGREEMENT BETWEEN DANIEL OAK MOUNTAIN LIMITED PARTNERSHIP, GREYSTONE RESIDENTIAL ASSOCIATIO, INC., GREYSTONE RIDGE, INC. AND UNITED STATES FIDELITY AND GUARANTY COMPANY.
18. GREYSTONE FARMS RECIPROCAL AGREEMENT AS SET FORTH IN INSTRUMENT #1995-16400.
19. GREYSTONE FARMS COMMUNITY CENTER PROPERTY DECLARATION OF COVENANTS, CONDITIONS, AND RESTRICTIONS AS SET FORTH IN INSTRUMENT #1995-16403.
20. BUILDING SETBACK LINES AS SHOWN BY RESTRICTIONS, COVENANTS AND CONDITIONS AS TO GREYSTONE FARMS.
21. RELEASE OF DAMAGES AS RECORDED IN INSTRUMENT NO. 1997-30895.
22. COVENANTS RELEASING PREDECESSOR IN TITLE FROM ANY LIABILITY ARISING FROM SINKHOLES, LIMESTONE FORMATIONS, SOIL CONDITIONS OR ANY OTHER KNOWN OR UNKNOWN SURFACT OR SUBSURFACT CONDITIONS THAT MAY NOW OR HEREAFTER EXIST OR OCCUR OR CAUSE DAMAGE TO PROPERTY.

\$161,960.00 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 3rd day of June, 2011.


CAROL M. BELANGER

STATE OF ALABAMA
COUNTY OF SHELBY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that CAROL M. BELANGER, 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 seal on the 3rd day of June, 2011.




Notary Public

Print Name:

Commission Expires:

4-13-12