

State of Alabama)  
Jefferson County)

Warranty Deed

KNOW ALL MEN BY THESE PRESENTS, That for and in consideration of **Four hundred six thousand and no/100 Dollars (\$406,000.00)** to the undersigned Grantors in hand paid by the Grantees herein, the receipt whereof is acknowledged, **Bruce Williamson and spouse, Sarah Williamson (Grantors)** do grant, bargain, sell and convey unto **Richard L. Mansfield, Jr. and Robin J. Mansfield (Grantees)** as Joint Tenants with Right of Survivorship, the following described real estate situated in Shelby County, Alabama to-wit:

**Lot 3, according to the survey of First Amended Plat of Greystone Farms North Phase I, as recorded in Map Book 23, page 57, in the Probate Office of Shelby County, Alabama.**

Subject to:

- **Ad Valorem Taxes due October 1, 2012.**
- **Title to all minerals within and underlying the premises, together with all mining rights and other rights, privileges, immunities and release of damages relating thereto, as recorded in Deed Book 57, Page 584; Deed Book 60, Page 260 and Deed Book 121, Page 294.**
- **Amended and Restated Restrictive Covenants as recorded in Deed Book 265, Page 96 and Page 109.**
- **Shelby Cable Agreement in Real Book 350, Page 545.**
- **Covenants and agreements for water service as set out in Real Book 235, Page 574 and modified in Instrument #1992-20786 and further modified in Instrument #1993-20840.**
- **Development Agreement in Instrument #1994-22318, First Amendment in Instrument #1996-530 and Second Amendment in Instrument #1998-16170.**
- **Reciprocal easement agreement in Instrument #1996-17497.**
- **Restrictions appearing of record in Instrument #1996-17498 and amended in Instrument #1998-10063.**
- **Easement agreement in Instrument #1998-18416.**
- **Building setback lines as set out in Instrument #1996-17498 and Instrument #1998-10063.**
- **Covenants, agreements and release of damages in Instrument #1999-49391.**
- **Articles of Incorporation of Greystone Farms North Owner's Association, Inc. as recorded in Instrument #1996-199 and amended in Instrument #1997-8840.**
- **Reciprocal Use Agreement as recorded in Instrument #1999-24249.**
- **Terms, conditions, covenants, easements and release of damages as set out in Instrument #2000-23459.**

*\$200,000.00 of the consideration was paid from the proceeds of a Mortgage Loan.*

**TO HAVE AND TO HOLD** unto the said **Grantees** as Joint Tenants with Right of Survivorship, their heirs and assigns forever; it being the intention of the Parties to this conveyance, that (unless the joint tenancy hereby created is severed or terminated during the joint lives of the grantees herein) in the event one grantee herein survives the other, the entire interest in fee simple shall pass to the surviving grantee, and if one does not survive the other, the heirs and assigns of the grantees herein shall take as tenants in common.

And said **Grantors** do for themselves, their heirs, successors, assigns, and personal representatives covenant with said **Grantees**, their heirs, successors and assigns that they are lawfully seized in fee simple of said premises, that they are free from all encumbrances, unless otherwise noted above, that they have a good right to sell and convey the same as aforesaid, and that they will and their heirs, successors, assigns and personal representatives shall, warrant and defend the same to the said **Grantees**, their heirs, successors and assigns forever, against the lawful claims of all persons.

**IN WITNESS WHEREOF**, the said **Grantors** have caused this conveyance to be executed this the 14<sup>th</sup> day of October, 2011.

Bruce Williamson SEAL  
Bruce Williamson

Barcode  
2011101000327250 1/2 \$221.00  
Shelby Cnty Judge of Probate, AL  
11/01/2011 02:10:32 PM FILED/CERT

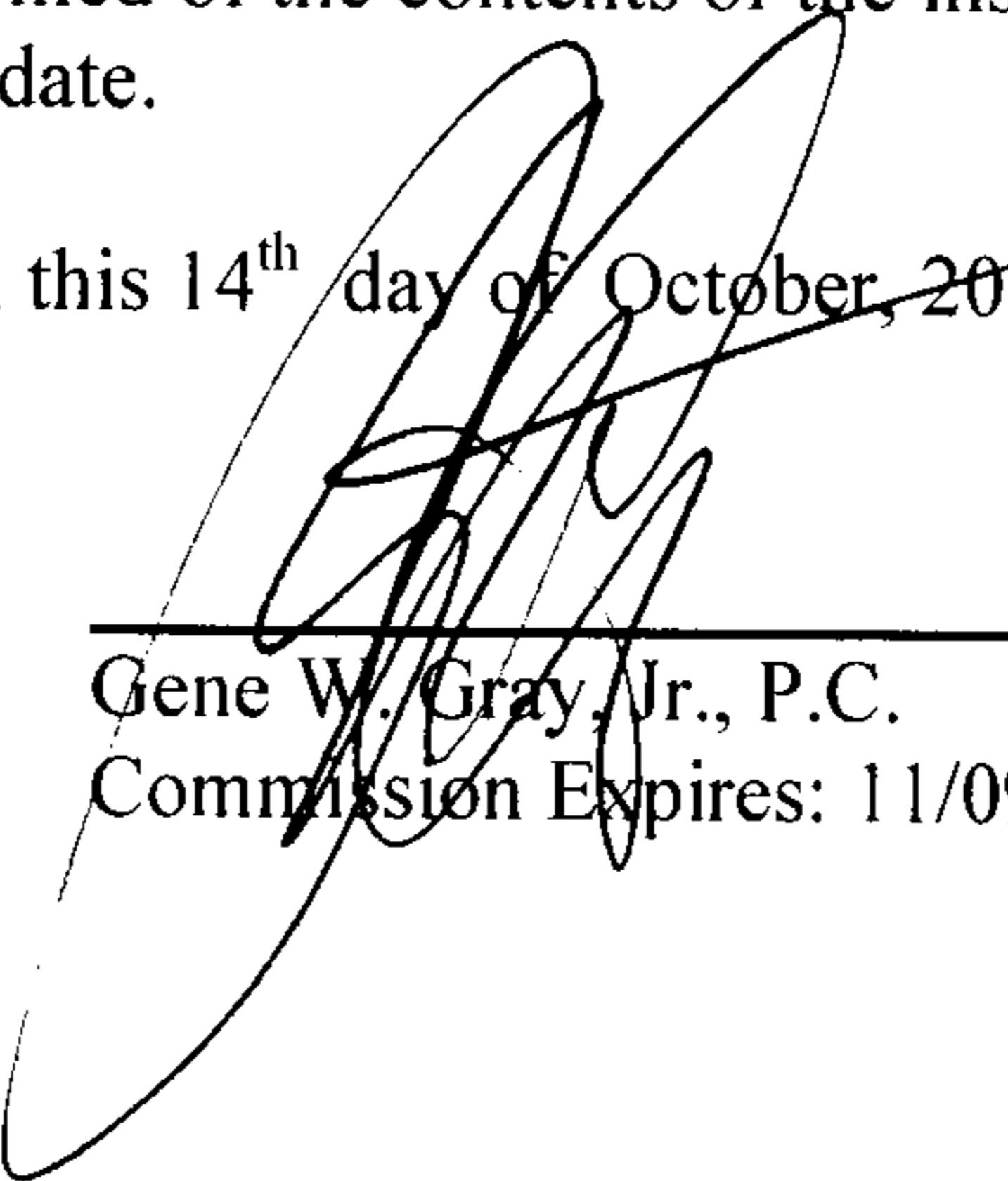
Sarah Williamson SEAL  
Sarah Williamson

Bruce Williamson SEAL  
Bruce Williamson as Attorney in Fact  
for Sarah Williamson

**State of Alabama  
Jefferson County**

I, Gene W. Gray, Jr., a Notary Public in and for said County in said State, hereby certify that Bruce Williamson, 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 instrument, he executed the same voluntarily on the day the same bears date.

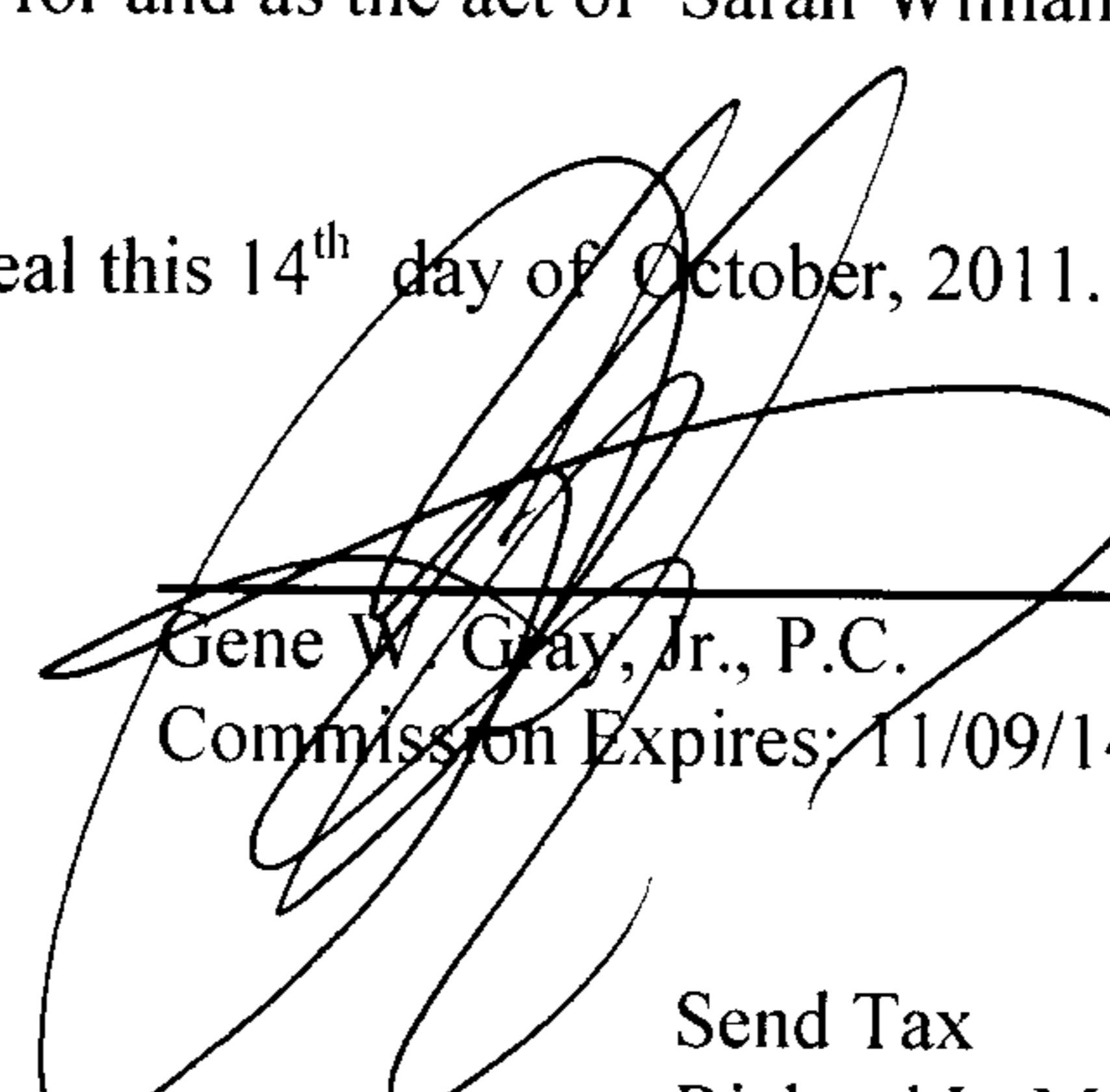
Given under my hand and official seal this 14<sup>th</sup> day of October, 2011.

  
\_\_\_\_\_  
Gene W. Gray, Jr., P.C.  
Commission Expires: 11/09/14

**State of Alabama  
Jefferson County**

I, Gene W. Gray, Jr., P.C., a Notary Public in and for said County in said State, hereby certify that Bruce Williamson whose name as Attorney in Fact for Sarah Williamson under that certain Durable Power of Attorney recorded on \_\_\_\_\_ in Instrument Number \_\_\_\_\_ in the Probate Office of Shelby County, Alabama, is signed to the foregoing instrument and is known to me, acknowledged before me on this day that, being informed of the contents of the instrument, he, in his capacity as such Attorney in Fact, executed the same voluntarily for and as the act of Sarah Williamson on the day the same bears date.

Given under my hand and official seal this 14<sup>th</sup> day of October, 2011.

  
\_\_\_\_\_  
Gene W. Gray, Jr., P.C.  
Commission Expires: 11/09/14

This Instrument Prepared By:  
Gene W. Gray, Jr.  
2100 Southbridge Parkway, Suite 338  
Birmingham, AL 35209  
205 879 3400

Send Tax Notice To:  
Richard L. Mansfield, Jr.  
Robin J. Mansfield  
117 North Lake Drive  
Birmingham AL 35242  
#03-8-34-0-007-003.000-RR

Shelby County, AL 11/01/2011  
State of Alabama  
Deed Tax:\$206.00

