



20120214000053960 1/2 \$97.50
Shelby Cnty Judge of Probate, AL
02/14/2012 08:28:59 AM FILED/CERT

Send tax notice to:

CURTISS L. DORR
9557 MAIN LINE DRIVE
ELK GROVE, CA 95624

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

2012036

Shelby County, AL 02/14/2012
State of Alabama
Deed Tax:\$82.50

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of Four Hundred Twelve Thousand and 00/100 Dollars (\$412,000.00) in hand paid to the undersigned, ROY E. PAYNE, JR. AND SHERRY L. PAYNE, Husband and Wife (hereinafter referred to as "Grantors") by CURTISS L. DORR and SHARON E. DORR (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 85, ACCORDING TO THE SURVEY OF GREYSTONE, 1ST SECTOR, PHASE II AS RECORDED IN MAP BOOK 15, PAGES 58, 59, 60 AND 61, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.

TOGETHER WITH THE NON-EXCLUSIVE EASEMENTS TO USE THE PRIVATE ROADWAYS, COMMON AREA AND HUGH DANIEL DRIVE, ALL AS MORE PARTICULARLY DESCRIBED IN THE GREYSTONE RESIDENTIAL DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIINS DATED NOVEMBER 6, 1990 AND RECORDED IN REAL 317, PAGE 260, IN THE OFFICE OF THE JUDGE OF PROBATE OF SHELBY COUNTY, ALABAMA, AND ALL AMENDMENTS THERETO.

SUBJECT TO:

1. TAXES FOR THE YEAR BEGINNING OCTOBER 1, 2011 WHICH CONSTITUTES A LIEN BUT ARE NOT YET DUE AND PAYABLE UNTIL OCTOBER 1, 2012.
2. DEFECTS, LIENS, ENCUMBRANCES, ADVERSE CLAIMS OR OTHER MATTERS, FIRST APPREARING IN PUBLIC RECORDS.
3. RIGHTS OF CLAIMS OF OPARTIES IN POSSESSION NOT SHOWN BY PUBLIC RECORDS.
4. EASEMENTS, OR CLAIMS OF EASEMENTS, NOT SHOWN BY PUBLIC RECORDS.
5. ANY LIEN OR RIGHT TO A LIEN, FOR SERVICES, LABOR OR MATERIAL HERETOFORE OR HEREAFTER FURNISHED, IMPOSED BY LAW AND NOT SHOWN BY PUBLIC RECORDS.
6. ANY ADVERSE CLAIM TO ANY PORTION OF SAID LAND WHICH HAS BEEN CREATED BY ARTIFICIAL MEANS OR HAS ACCRETED TO ANY SUCH PORTION SO CREATED AND RIPARIAN RIGHTS, IF ANY.
7. ANY PRIOR RESERVATION OR CONVEYANCE, TOGETHER WITH RELEASE OF DAMAGES, OF MINERALS OF EVERY KIND AND CHARACTER, INCLUDING, BUT NOT LIMITED TO GAS, OIL, SAND AND GRAVEL IN, OR AND UNDER SUBJECT PROPERTY.
8. RESTRICTIONS, SET BACKS, COVENANTS, CONDITIONS, EASEMENTS AND RIGHTS OF WAY SHOWN ON THE PLAT OF THE SURVEY OF GREYSTONE 1ST SECTOR, PHASE II.
9. TRANSMISSION LINE PERMITS TO ALABAMA POWER COMPANY.
10. RIGHTS OF OTHERS TO USE HUGH DANIEL DRIVE.



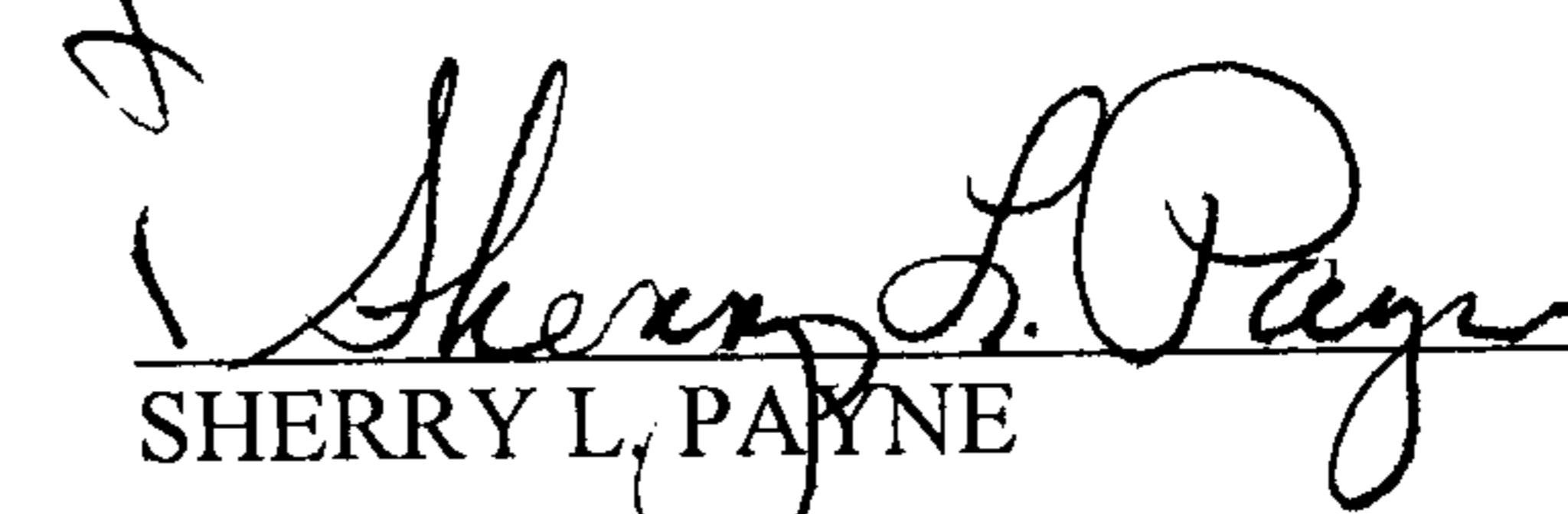
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11. COVENANT AND AGREEMENT FOR WATER SERVICE.
12. GREYSTONE MULTI-FAMILY DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS.
13. RESTRICTIONS, COVENANTS, CONDITIONS AND BUILDING SETBACK LINES.
14. RECIPROCAL EASEMENT AGREEMENT PERTAINING TO ACCESS AND ROADWAY EASEMENTS.
15. AGREEMENT BETWEEN DANIEL OAK MOUNTAIN LIMITED PARTNERSHIP AND SHELBY CABLE, INC.
16. GREYSTONE RESIDENTIAL DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS.
17. ARTICLES OR INCORPORATION OF GREYSTONE RESIDENTIAL ASSOCIATION, INC.
18. RIGHTS OF GREYSTONE RESIDENTIAL ASSOCIATION, INC.

\$329,600.00 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.

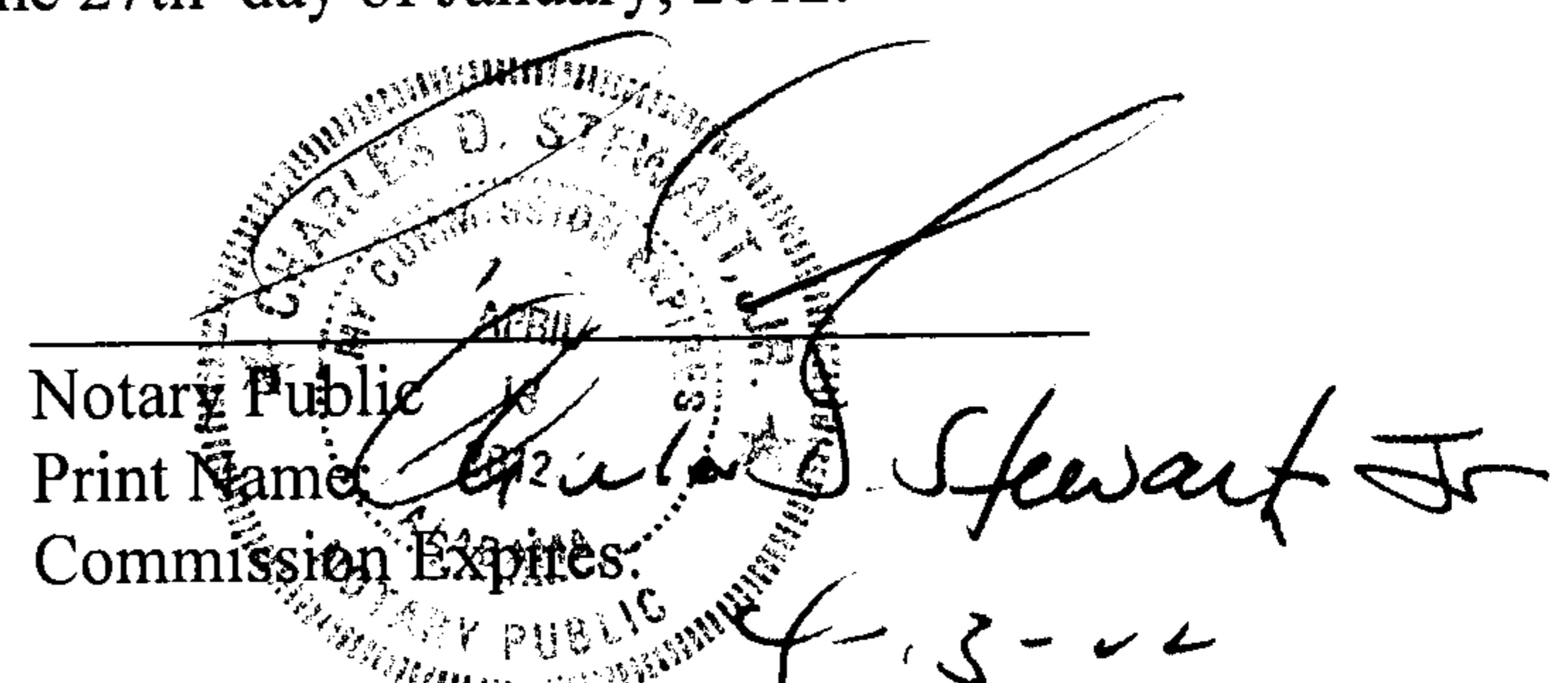
IN WITNESS WHEREOF, said Grantors, have hereunto set their hand and seal this the 27th day of January, 2012.


ROY E. PAYNE, JR.

SHERRY L. PAYNE

STATE OF ALABAMA
COUNTY OF SHELBY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that ROY E. PAYNE, JR. and SHERRY L. PAYNE, 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 27th day of January, 2012.


Notary Public
Print Name: Charles D. Stewart, Jr.
Commission Expires: 4-3-14