

#551,100 value - Shelby
#73,900.00 value - Jefferson

THIS INSTRUMENT PREPARED BY:
BARNES, TUCKER & BARNES, P.C
8107 PARKWAY DRIVE
LEEDS, ALABAMA 35094
205-699-5000

Send Tax Notice To:
CHARLOTTE CULTON

1368 LEGACY DRIVE
HOOVER, AL 35242

WARRANTY DEED

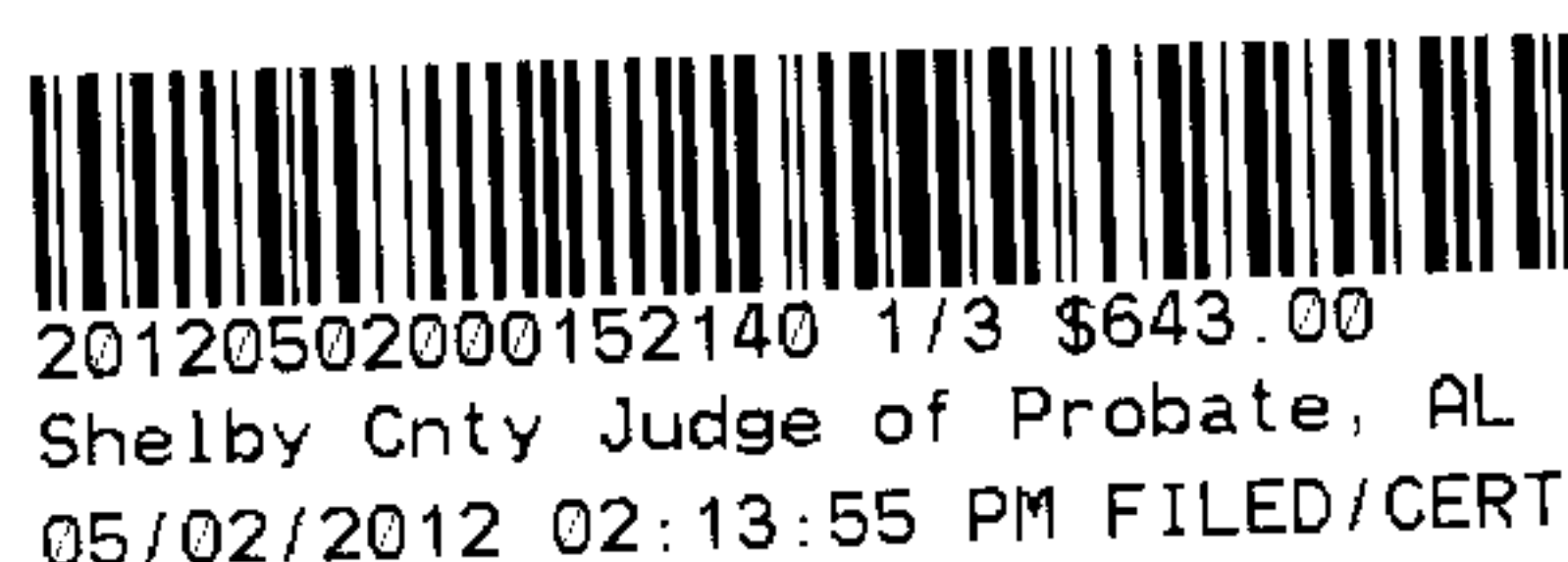
State Of Alabama
Shelby & Jeffers County

KNOW ALL MEN BY THESE PRESENTS, That in consideration of Six Hundred Twenty-Five Thousand and 00/100 Dollars (\$625,000.00) to the undersigned Grantor, JO E. HARPER and HUSBAND, BELVIN C. HARPER, (hereinafter referred to as Grantor), in hand paid by the Grantee herein, the receipt of which is hereby acknowledged, the said Grantor does by these presents, grant, bargain, sell and convey unto CHARLOTTE CULTON, (herein referred to as Grantee), the following described real estate, situated in Shelby County, Alabama, to-wit:

LOT 822, ACCORDING TO THE SURVEY OF GREYSTONE LEGACY, 8TH SECTOR, PHASE 1, AS RECORDED IN MAP BOOK 31, PAGE 14 A, B & C IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA, AND AS RECORDED IN MAP BOOK 209, PAGE 9, IN THE OFFICE OF THE JUDGE OF PROBATE OF JEFFERSON COUNTY, ALABAMA.

Subject to:

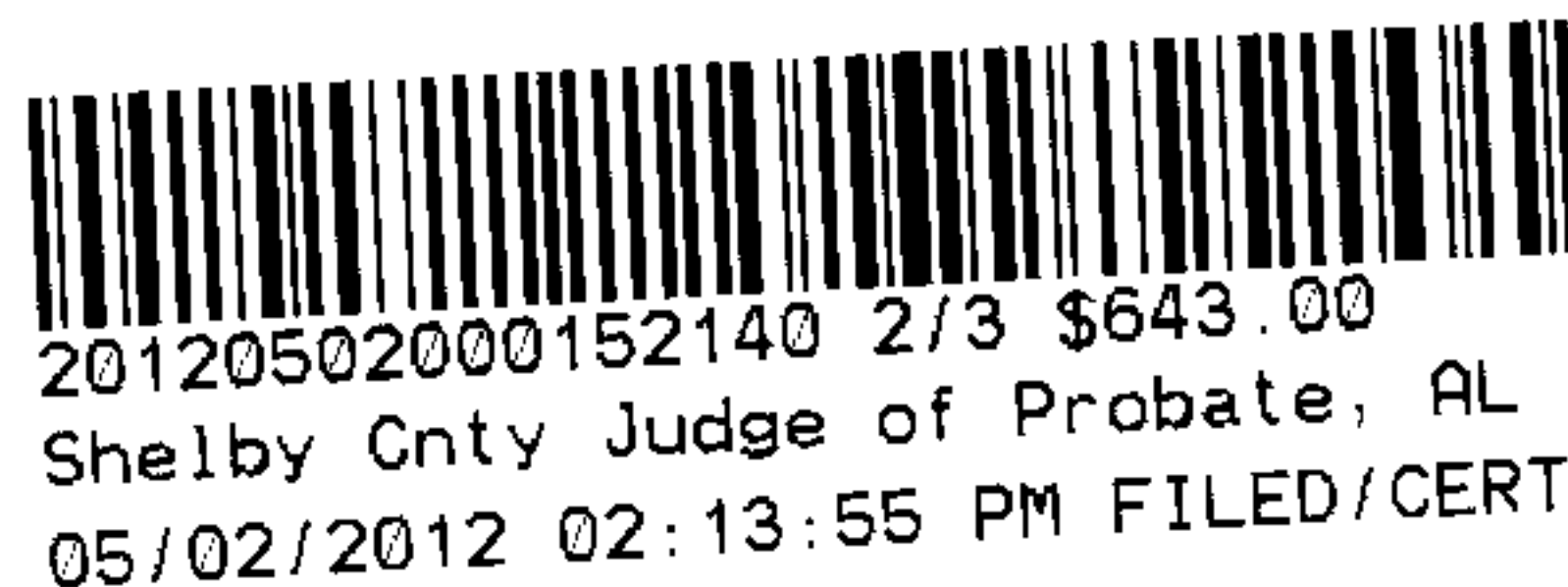
1. Taxes for the year 2012 and subsequent years.
2. Easements, restrictions, reservations, rights-of-way, limitations, covenants and conditions of record, if any.
3. Mineral and mining rights, if any.
4. Restrictions as shown by recorded map
5. Restrictions appearing of record in Instrument 1997-14125, and amended by instrument 1999-7166.
6. Declaration of Protective Covenants apparing of recorded in Shelby Instrument 1999-50995, re-recorded in Birmingham Instrument 200303/2094, First Amendment recorded in Shelby Instrument 2000-4911, re-recorded in Birmingham Instrument 200303/2096, Second Amendment recorded in Shelby Instrument 2000-34390, re-recorded in Birmingham Instrument 200303/2098, Third Amendment recorded in Shelby Instrument 2000-40197, re-recorded in Birmingham Instrument 200303/2099, Fourth Amendment recorded in Shelby Instrument 2001-16407, re-recorded in Birmingham Instrument 200303/2101, Fifth Amendment in Shelby Instrument 2001-48193, re-recorded in Birmingham Instrument 200303/2102, Sixth Amendment recorded in Shelby Instrument 20020823000401390, re-recorded in Birmingham Instrument 200303/2103, Seventh Amendment recorded in Shelby Instrument 20021003000479580, re-recorded in Birmingham Instrument 200303/2104, Eighth Amendment recorded in Shelby Instrument 20030220000107790, re-recorded in Birmingham Instrument 200303/2105, Ninth Amendment recorded in Instrument 20030424000253400, Tenth Amendment recorded in Instrument



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- 2003050700028300, Eleventh Amendment recorded in Instrument 20031023000711510, Twelfth Amendment recorded in Instrument 20031105000735500, Thirteenth Amendment recorded in Instrument 20040129000047160 and re-filed in Birmingham Instrument 200402-1121, Fourteenth Amendment recorded in Instrument 200407/4395, Fifteenth Amendment recorded in Instrument 20040927000532560, Sixteenth Amendment recorded in Instrument 20061013000509240, Seventeenth Amendment recorded in Birmingham book LR 200712, page 17957 and re-filed in Instrument 20070810000376920,
7. Declaration of use restrictions recorded in Instrument 1999-12252, First Amendment to restrictions recorded in Instrument 2000-12771.
 8. Property Covenants and right of first refusal in Instrument 1999-12251
 9. Easement for access recorded in Instrument 1999-7167 and Instrument 1999-12253
 10. Easement agreements recorded in Instrument 1999-12254, Instrument 2001-36996 and Instrument 2001-44368
 11. Ground lease recorded in Real 355, page 880; amended by Instrument 1992-4726; further amended by instrument 1993-3119 and last amended by instrument 1999-12257
 12. Easement for Alabama Power Company recorded in Real 133, page 551, Deed Book 246, page 848 and Real 142 page 188.
 13. Mineral and mining rights and rights incident thereto in Deed Book 243, page 828 and in Real 261, page 493
 14. Declaration of Watershed Protective Covenants appearing of recorded in Instrument 2000-17644 and assignment and assumption recorded in instrument 2000-20625.
 15. Reciprocal Easement agreement recorded in Instrument 2001-38396 and refiled in instrument 200307-9438 and amended in instrument 20040301000102720
 16. Mineral and mining rights and rights incident thereto, easements, building lines, restrictions and release of damages.
 17. Articles of incorporation of Greystone Legacy Association, Inc as recorded in instrument 1999-50982
 18. Easement Agreement between Greystone Golf Club and recorded in Instrument 20040102000001560
 19. Covenants and Agreement for Water Service between Dantract, inc. and Daniel Realty corp and recorded in Real 235 page 574 along with Amendment recorded in Instrument 1992-20786 and Second Amendment recorded in Instrument 1993-20840
 20. Agreement with Respect to Establishment of Certain Restrictions and other Agreements and First Amendment to Declaration of Restrictions, including the Right of First Offer as set out in Instrument 199-32193 and Affidavit recorded in Instrument 1999-33838 with Waivers recorded in instrument 1999-50993, Instrument 2000-2826, Instrument 200-2826, instrument 2000-2827 and Instrument 2000-4912
 21. Access Easement Agreement between Greystone Development Company, LLC, and Greystone Golfe, LLC as recorded in Instrument 2003090900064420 First amended in Instrument 20050302000098720

TO HAVE AND TO HOLD to the said Grantee heirs and assigns forever.

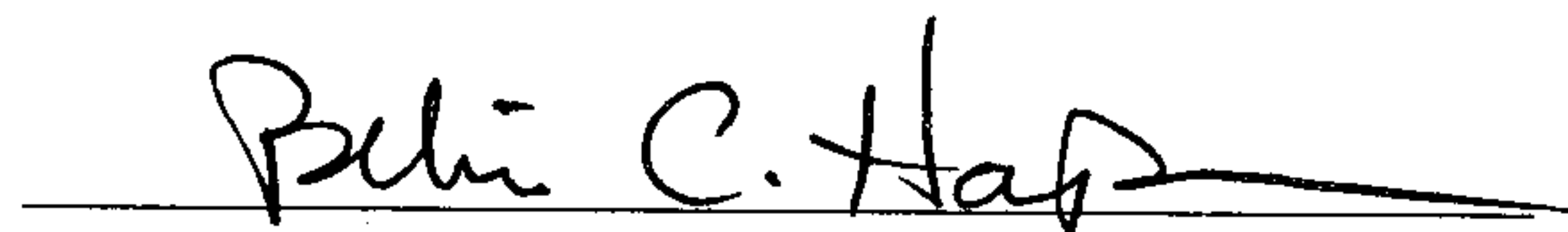


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And said Grantor, for said Grantor, his/her heirs, executors and administrators, covenant with said Grantee, his/her heirs and assigns, that Grantor is lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise stated above; that Grantor has a good right to sell and convey the same as aforesaid; that Grantor will, and his/her heirs, executors and administrators shall warrant and defend the same to the said Grantee, his/her heirs 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 30th day of March, 2012.

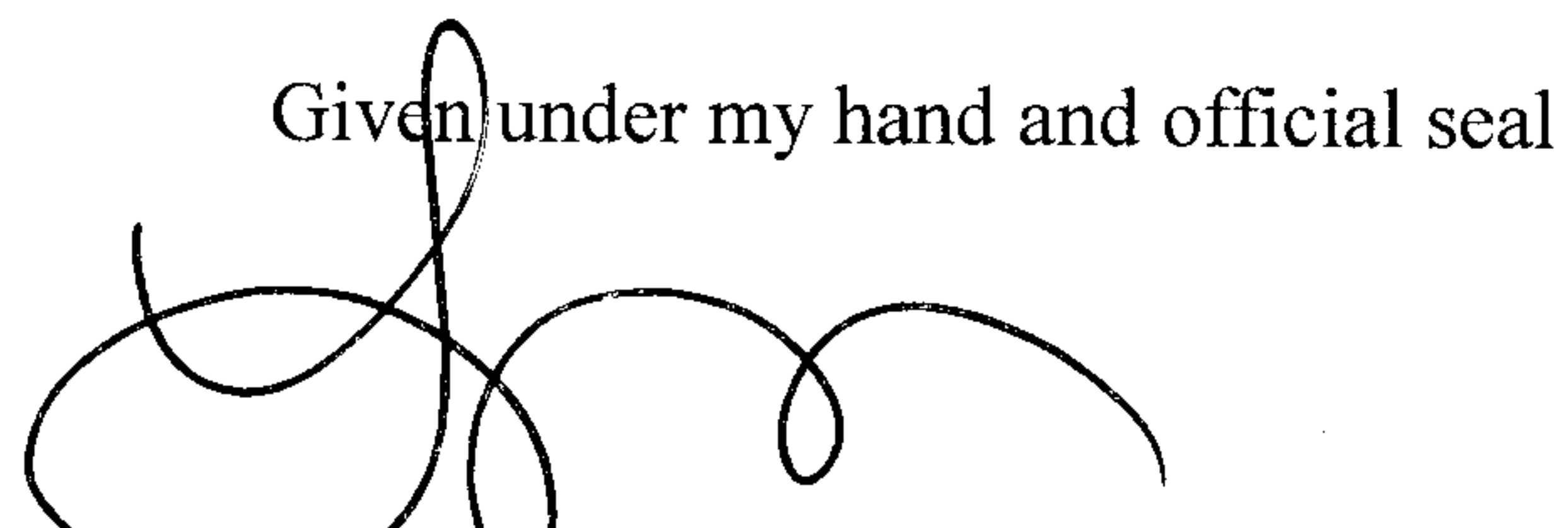

JO E. HARPER


BELVIN C. HARPER


STATE OF ALABAMA
JEFFERSON COUNTY

I, the undersigned authority, a Notary Public in and for said County in said State, hereby certify that JO E. HARPER AND HUSBAND BELVIN C. HARPER, whose name is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this day, that, being informed of the contents of the conveyance, executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 30th day of March, 2012.


NOTARY PUBLIC

My Commission Expires: 


20120502000152140 3/3 \$643.00
Shelby Cnty Judge of Probate, AL
05/02/2012 02:13:55 PM FILED/CERT

Shelby County, AL 05/02/2012
State of Alabama
Deed Tax: \$625.00