

Send tax notice to:

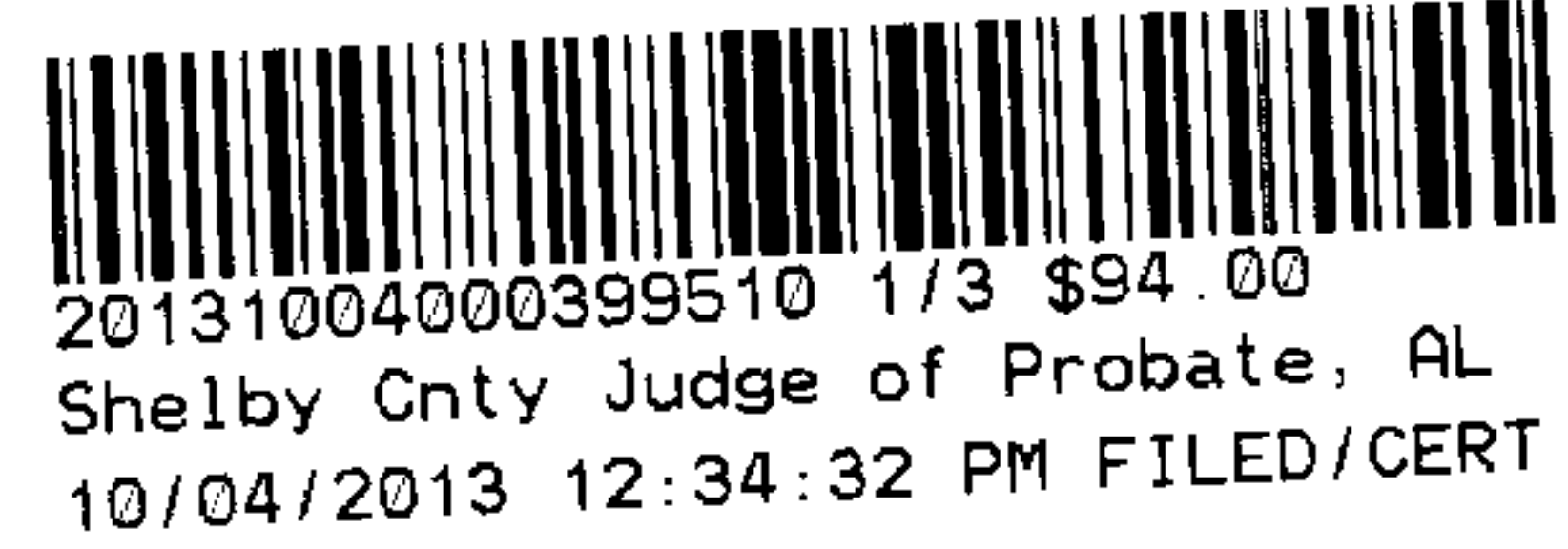
PATTYE LANSDELL  
6331 MILL CREEK WAY  
BIRMINGHAM, AL, 35242

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

2013496

**WARRANTY DEED**



KNOW ALL MEN BY THESE PRESENTS:

That in consideration of Two Hundred Ten Thousand and 00/100 Dollars (\$210,000.00) the amount which can be verified in the Sales Contract between the two parties in hand paid to the undersigned, THOMAS REEDER DONALDSON, A SINGLE INDIVIDUAL whose mailing address is: 1608 NIGHT HAWK COURT, LOUISVILLE, KY 40223 (hereinafter referred to as "Grantors") by PATTYE

LANSDELL whose mailing address is: 6331 Mill Creek Way, Birmingham AL 35242 (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, the following described real estate situated in Shelby County, Alabama, to-wit:

LOT 52, ACCORDING TO THE SURVEY OF THE FINAL RECORD PLAT OF GREYSTONE FARMS, MILL CREEK SECTOR, PHASE 1, AS RECORDED IN MAP BOOK 22, PAGE 25, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.

SUBJECT TO:


1. TAXES FOR THE YEAR BEGINNING OCTOBER 1, 2012 WHICH CONSTITUTES A LIEN BUT ARE NOT YET DUE AND PAYABLE UNTIL OCTOBER 1, 2013.
2. MATTERS.
3. RIGHTS OR CLAIMS OF PARTIES 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 HERETO OR HEREAFTER FURNISHED, IMPOSED BY LAW AND NOT SHOWN BY PUBLIC RECORDS.
6. RESTRICTIONS, PUBLIC UTILITY EASEMENTS, AND BUILDING SETBACK LINES AS SHOWN ON RECORDED MAP AND SURVEY OF GREYSTONE FARMS, MILL CREEK SECTOR, PHASE 1 RECORDED IN MAP BOOK 22, PAGE 25, IN THE OFFICE OF THE JUDGE OF PROBATE OF SHELBY COUNTY, ALABAMA.
7. MINERALS OF WHATSOEVER KIND, SUB SURFACE AND SURFACE SUBSTANCES, INCLUDING BUT NOT LIMITED TO COAL, LIGNITE, OIL, GAS, URANIUM, CLAY, ROCK, SAND AND GRAVEL IN, ON, UNDER AND THAT MAY BE PRODUCED FROM THE LAND, TOGETHER WITH ALL RIGHTS, PRIVILEES AND IMMUNITIES RELATING THERETO.
8. BUILDING SETBACK LINES, AS SHOWN BY RESTRICTIVE COVENANTS AS RECORDED IN INSTRUMENT #1995-16401 AND ANY AMENDMENTS THERETO.
9. RESTRICTIONS, COVENANTS AND CONDITIONS AS TO GREYSTONE FARMS, AS RECORDED IN INSTRUMENT #1995-16401 AND ANY AMENDMENTS THERETO.

Shelby County, AL 10/04/2013  
State of Alabama  
Deed Tax: \$74.00

10. EASEMENT TO BELLSOUTH TELECOMMUNICATIONS AS RECORDED IN INSTRUMENT #1995-7422.
11. AMENDED AND RESTATED RESTRICTIVE COVENANTS AS RECORDED IN REAL VOLUME 265, PAGE 96.
12. SHELBY CABLE AGREEMENT AS RECORDED IN REAL VOLUME 350, PAGE 545.
13. COVENANTS AND AGREEMENT FOR WATER SERVICE AS RECORDED IN REAL VOLUME 235, PAGE 574 AND ANY MODIFICATIONS THERETO.
14. RIGHT OF WAY FROM DANIEL OAK MOUNTAIN LIMITED TO SHELBY COUNTY, AS RECORDED IN INSTRUMENT #1994-1963.
15. DEVELOPMENT AGREEMENT INCLUDING RESTRICTIONS AND COVENANTS AS RECORDED IN INSTRUMENT BETWEEN DANIEL OAK MOUNTAIN LIMITED PARTNERSHIP, GREYSTONE RESIDENTIAL ASSO, GREYSTONE RIDGE, INC. AND UNITED STATES FIDELITY AND GUARANTY CO.
16. GREYSTONE FARMS COMMUNITY CENTER PROPERTY DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS AS RECORDED IN INSTRUMENT #1995-16400 AND ANY AMENDMENTS THERETO.

\$136,000.00 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 Grantee, their heirs, executors, administrators and assigns forever against the lawful claims of all persons.

  
20131004000399510 2/3 \$94.00  
Shelby Cnty Judge of Probate, AL  
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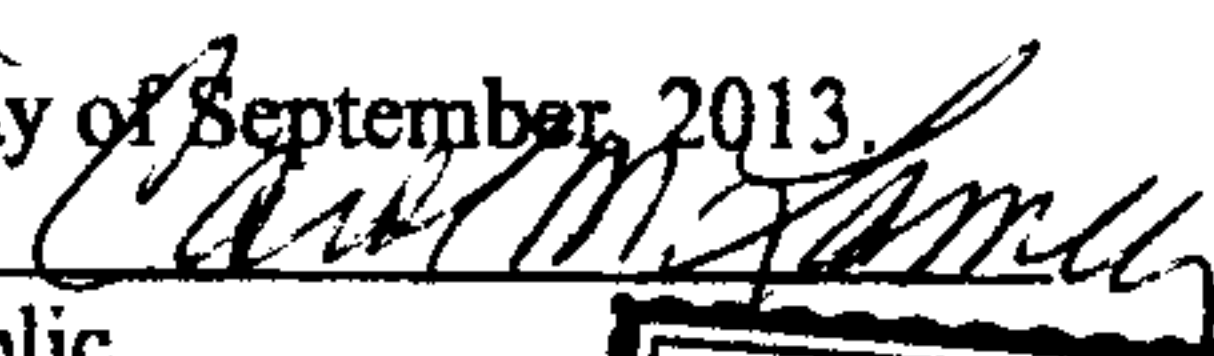
IN WITNESS WHEREOF, said Grantor, has hereunto set his/her hand and seal this the 26<sup>th</sup> day of September, 2013.

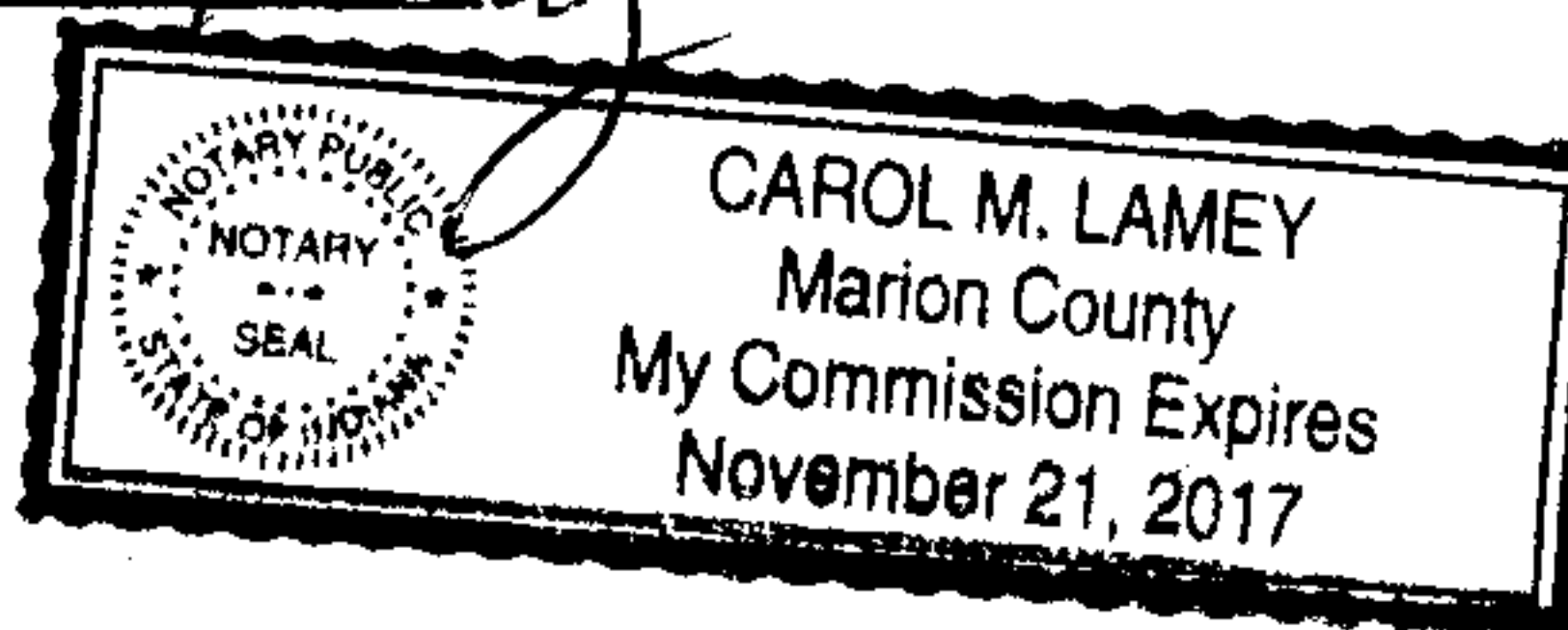
  
THOMAS REEDER DONALDSON


STATE OF Indiana  
COUNTY OF Marion

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that THOMAS REEDER DONALDSON, 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 26<sup>th</sup> day of September, 2013.

  
Notary Public  
Print Name:  
Commission Expires:



  
20131004000399510 3/3 \$94.00  
Shelby Cnty Judge of Probate, AL  
10/04/2013 12:34:32 PM FILED/CERT