



20100910000294400 1/2 \$17.50
Shelby Cnty Judge of Probate, AL
09/10/2010 10:13:14 AM FILED/CERT

Send tax notice to:

SUSAN J. MARSHALL
919 GREYSTONE HIGHLANDS CIRCLE
BIRMINGHAM, AL, 35242

This instrument prepared by:
CHARLES D. STEWART, JR.
Executive Real Estate Group, LLC
4898 Valleydale Road, Suite A-2
Birmingham, Alabama 35242

STATE OF ALABAMA
Shelby COUNTY

2010358

Shelby County, AL 09/10/2010

State of Alabama

Deed Tax : \$2.50

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of One Hundred Sixty-Nine Thousand and 00/100 Dollars (\$169,000.00) in hand paid to the undersigned, CHADWICK L. HARTSFIELD AND MEGAN HARTSFIELD, HUSBAND AND WIFE (hereinafter referred to as "Grantor") by SUSAN J. MARSHALL (hereinafter referred to as Grantee"), the receipt and sufficiency of which are hereby acknowledged, Grantors do, by these presents, grant, bargain, sell, and convey unto Grantee, the following described real estate situated in Shelby County, Alabama, to-wit:

LOT 36, ACCORDING TO THE AMENDED MAP OF GREYSTONE HIGHLANDS, PHASE 1, AS RECORDED IN MAP BOOK 19, PAGE 24, IN THE OFFICE OF THE PROBATE JUDGE OF SHELBY COUNTY, ALABAMA.

SUBJECT TO:

1. TAXES FOR THE YEAR BEGINNING OCTOBER 1, 2009 WHICH CONSTITUTES A LIEN BUT ARE NOT DUE AND PAYABLE UNTIL OCTOBER 1, 2010.
2. EASEMENTS OR CLAIMS OF EASEMENTS, ANY LIEN, OR RIGHT TO A LIEN FOR SERVICES, LABOR, OR MATERIAL HERETO OR HEREAFTER FURNISHED, IMPOSED BY LAW AND NOT SHOWN BY THE PUBLIC RECORDS.
3. DISCREPANCIES, CONFLICTS IN BOUNDARY LINES, SHORTAGE IN AREA, ENCROACHMENTS, AND ANY FACTS WHICH A CORRECT SURVEY AND INSPECTION OF THE PREMISES WOULD DISCLOSE AND WHICH ARE SHOWN BY PUBLIC RECORDS.
4. ANY MINERAL OR MINERAL RIGHTS LEASED, GRANTED OR RETAINED BY CURRENT OR PRIOR OWNERS.
5. EASEMENTS AND BUILDING LINES AS SHOWN ON RECORDED MAP, INCLUDING BUT NOT LIMITED TO ANY NOTES, CONDITIONS, AND RESTRICTIONS.
6. RESTRICTIVE COVENANTS AND GRANT OF LAND EASEMENT IN FAVOR OF ALABAMA POWER COMPANY AS RECORDED IN INSTRUMENT NO. 1995-1629.
7. COVENANTS, CONDITIONS AND RESTRICTIONS FOR GREYSTONE HIGHLANDS AS SET OUT IN INSTRUMENT NO. 1994-33988.
8. RELEASE OF DAMAGES AS STATED IN INSTRUMENT NO. 1996-22520.

\$166,754.00 OF THE CONSIDERATION AS WAS PAID FROM THE PROCEEDS OF A MORTGAGE LOAN.

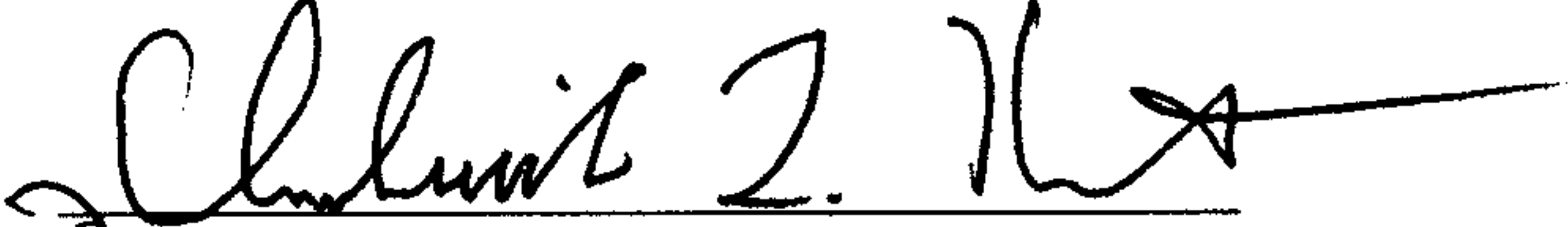
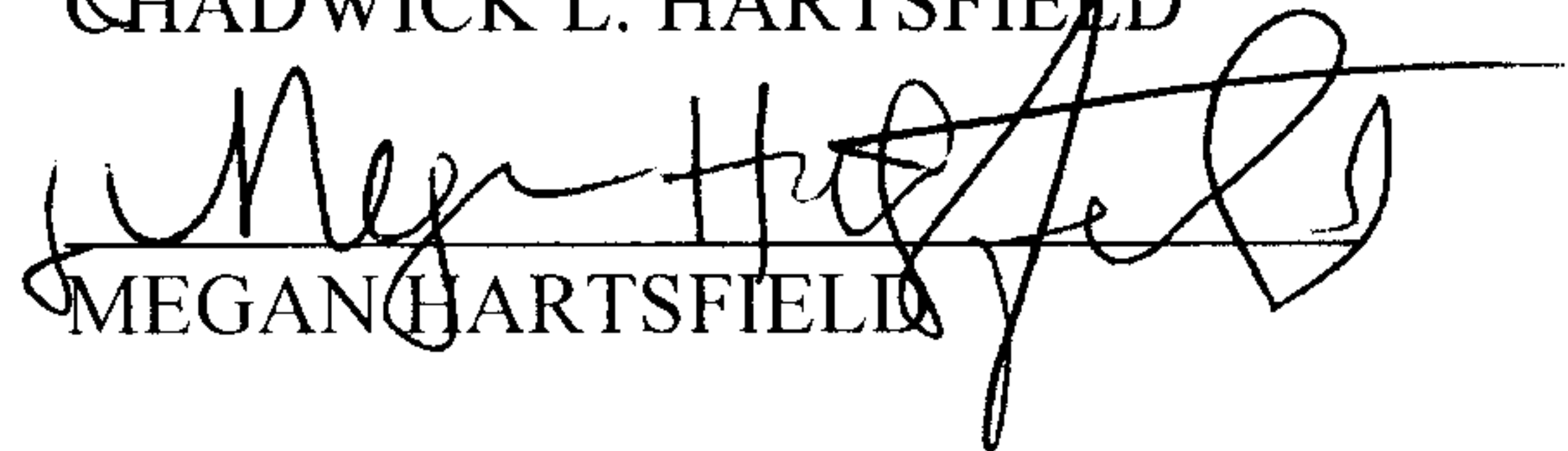
TO HAVE AND TO HOLD unto the Grantee, its successors and assigns forever. The Grantor does for itself, its successors and assigns, covenant with the Grantee, its successors and assigns, that it is lawfully seized in fee simple of said premises; that they



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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.

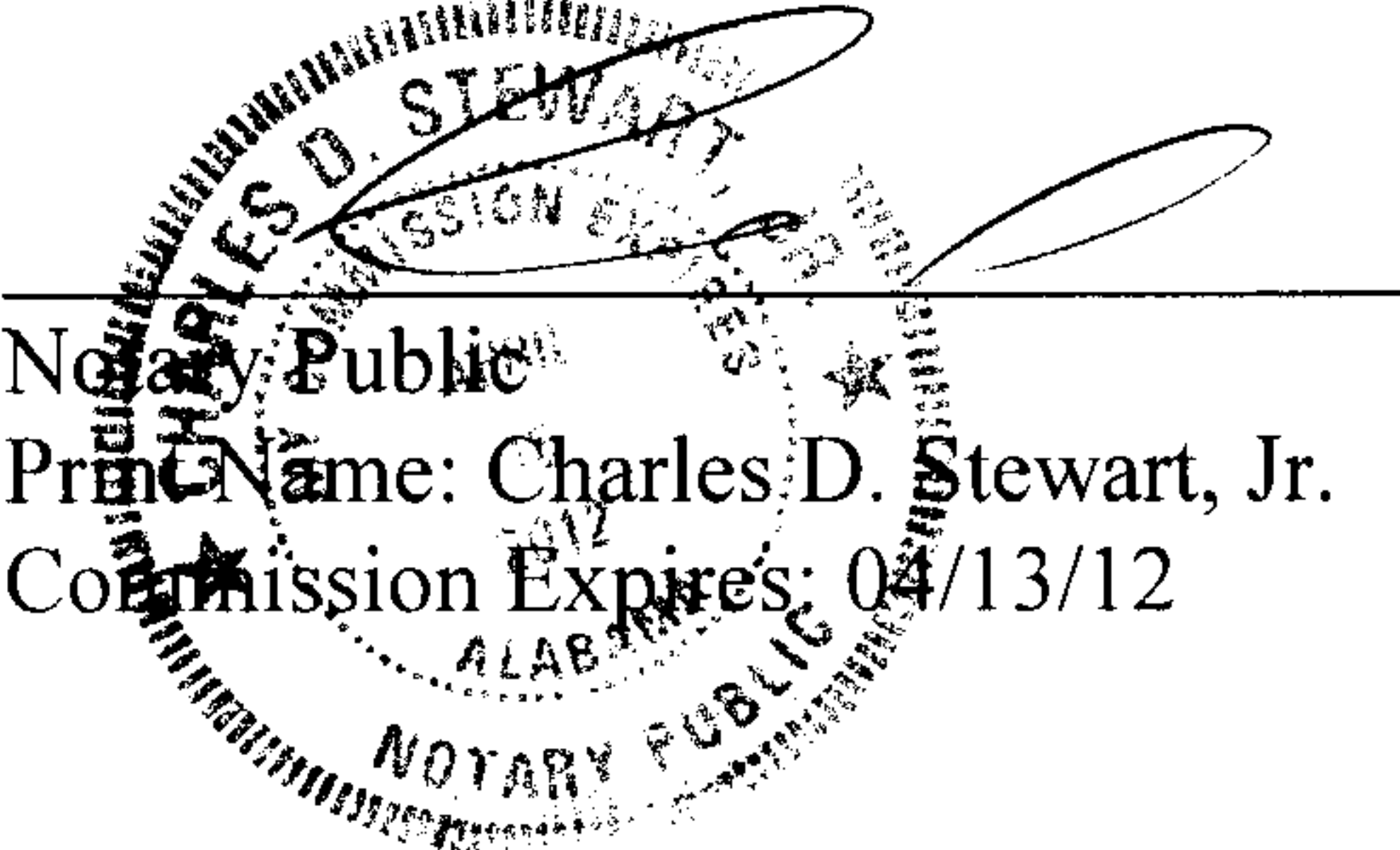
IN WITNESS WHEREOF, said Grantor, has hereunto set his/her hand and seal this the 25th day of August, 2010.


CHADWICK L. HARTSFIELD

MEGAN HARTSFIELD

STATE OF ALABAMA
COUNTY OF SHELBY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that CHADWICK L. HARTSFIELD AND MEGAN HARTSFIELD, 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 25th day of August, 2010.


Notary Public
Print Name: Charles D. Stewart, Jr.
Commission Expires: 04/13/12