

Send tax notice to:

GREYRIDGE INVESTMENTS, LLC  
945 GREYSTONE HIGHLANDS CIRCLE  
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

2015429

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of One Hundred Sixty-Two Thousand Five Hundred and 00/100 Dollars (\$162,500.00) the amount which can be verified in the Sales Contract between the two parties in hand paid to the undersigned, GORDON L. PHILLIPS and JOAN C. PHILLIPS, HUSBAND AND WIFE whose mailing address is: 945 Greystone Highlands Cir Birmingham, Al 35242 (hereinafter referred to as "Grantors") by GREYRIDGE INVESTMENTS, LLC whose mailing address is: 945 GREYSTONE HIGHLANDS CIRCLE, 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 23, ACCORDING TO THE AMENDED MAP OF GREYSTONE HIGHLANDS, PHASE 1, AS RECORDED IN MAP BOOK 19, PAGE 24, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.

SUBJECT TO:

1. TAXES FOR THE YEAR BEGINNING OCTOBER 1, 2014 WHICH CONSTITUTES A LIEN BUT ARE NOT YET DUE AND PAYABLE UNTIL OCTOBER 1, 2015.
2. EASEMENTS AND BUILDING LINES AS SHOWN ON RECORDED MAPS, INCLUDING BUT NOT LIMITED TO ANY NOTES, CONDITIONS, AND RESTRICTIONS.
3. RESTRICTIVE COVENANTS AS SET OUT IN INSTRUMENT #1994-33988.
4. TRANSMISSION LINE PERMIT TO ALABAMA POWER COMPANY AS RECORDED IN DEED BOOK 109, PAGE 492, DEED BOOK 111, PAGE 402, DEED BOOK 127, PAGE 336, DEED BOOK 160, PAGE 403, AND DEED BOOK 173, PAGE 191.
5. EASEMENT TO SOUTH CENTRAL BELL AS RECORDED IN DEED BOOK 324, PAGE 837.
6. TITLE TO ALL MINERALS WITHIN AND UNDERLYING THE PROPERTY, TOGETHER WITH ALL MINING RIGHTS AND OTHER RIGHTS, PRIVILEGES, IMMUNITIES AND RELEASE OF DAMAGES RELATING THERETO, AS RECORDED IN BOOK 4, PAGES 486 AND 488, AND ANY DAMAGES RELATING TO THE EXERCISE OF SUCH RIGHTS OR THE EXTRACTIONS OF SUCH MINERALS
7. COVENANT AND AGREEMENT FOR WATER SERVICE AS RECORDED IN REAL 235, PAGE 611
8. UTILITY EASEMENT FOR EBSCO INDUSTRIES TO CAHABA WATER RENOVATION SYSTEMS AS RECORDED IN REAL 42, PAGE 223.
9. RESTRICTIONS, COVENANTS AND CONDITIONS AND RELEASE OF DAMAGES AS SET OUT IN INSTRUMENT #1996-10765
10. EASEMENT TO ALABAMA POWER COMPANY AS RECORDED IN INSTRUMENT #1995-1629

\$0.00 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.

IN WITNESS WHEREOF, said Grantor, has hereunto set his/her hand and seal this the 2nd day of July, 2015.

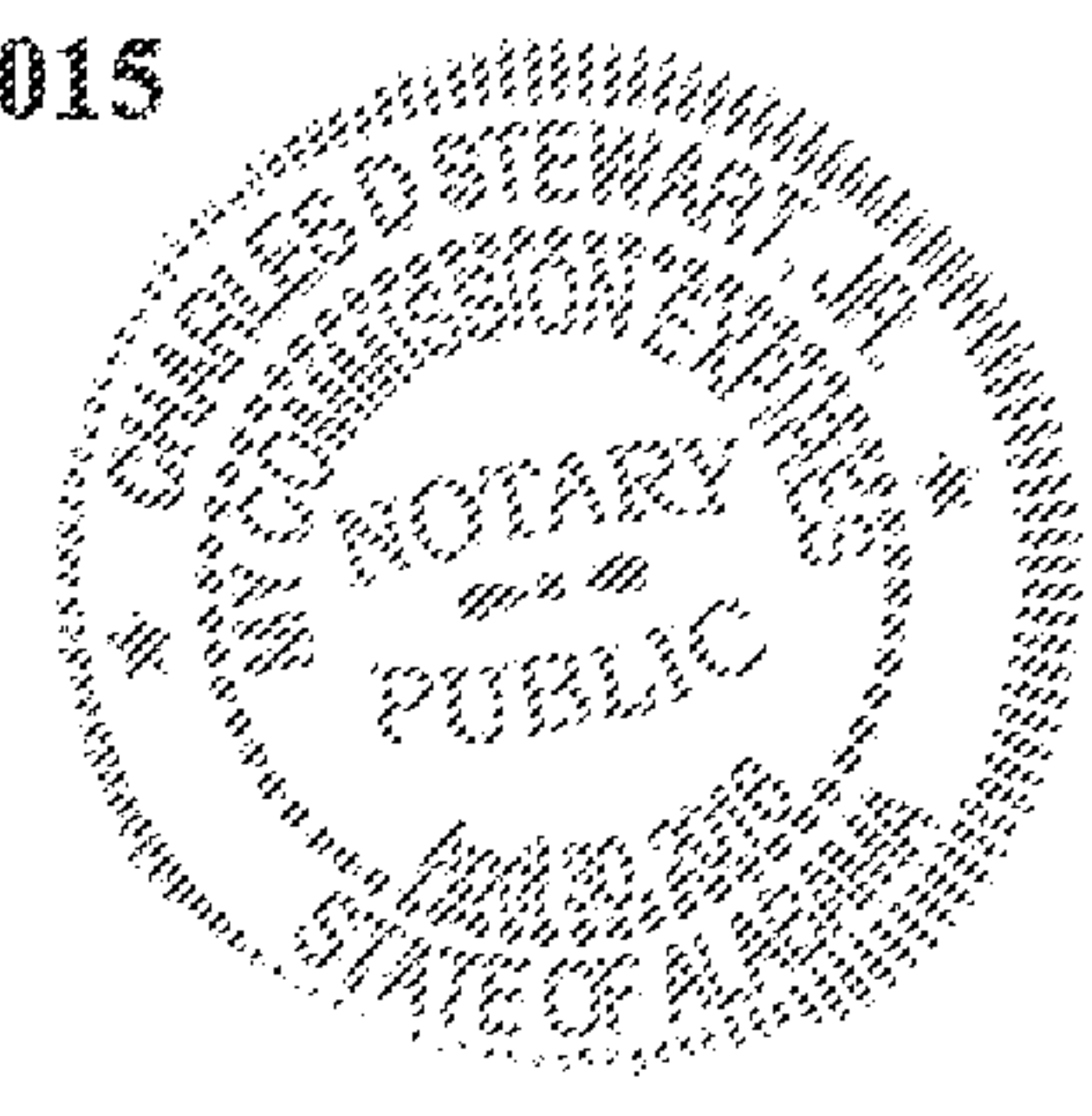
*[Handwritten signature]*  
GORDON L. PHILLIPS BY MAX D. BAHOS HIS ATTORNEY IN FACT  
*[Handwritten signature]*  
JOAN C. PHILLIPS BY MAX D. BAHOS HER ATTORNEY IN FACT

STATE OF ALABAMA  
COUNTY OF SHELBY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify GORDON L. PHILLIPS BY MAX D. BAHOS AS HIS ATTORNEY IN FACT 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 he, in his capacity as such Attorney in Fact and with full authority executed the same voluntarily on the day the same bears date.

Given under my hand and official seal on 2<sup>nd</sup> day of July, 2015

*[Handwritten signature]*  
\_\_\_\_\_  
Notary Public  
My Commission Expires: *07-30-16*

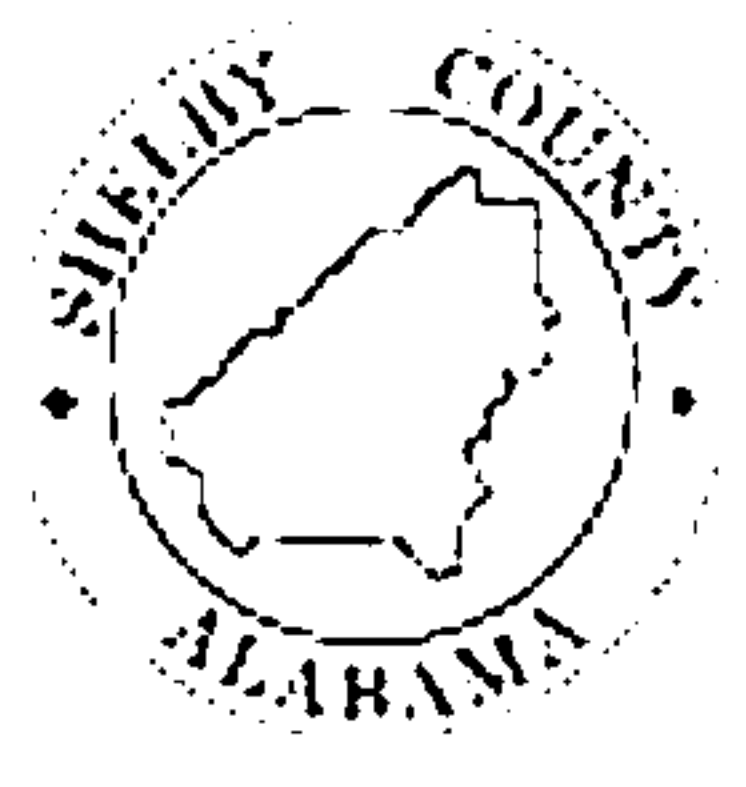
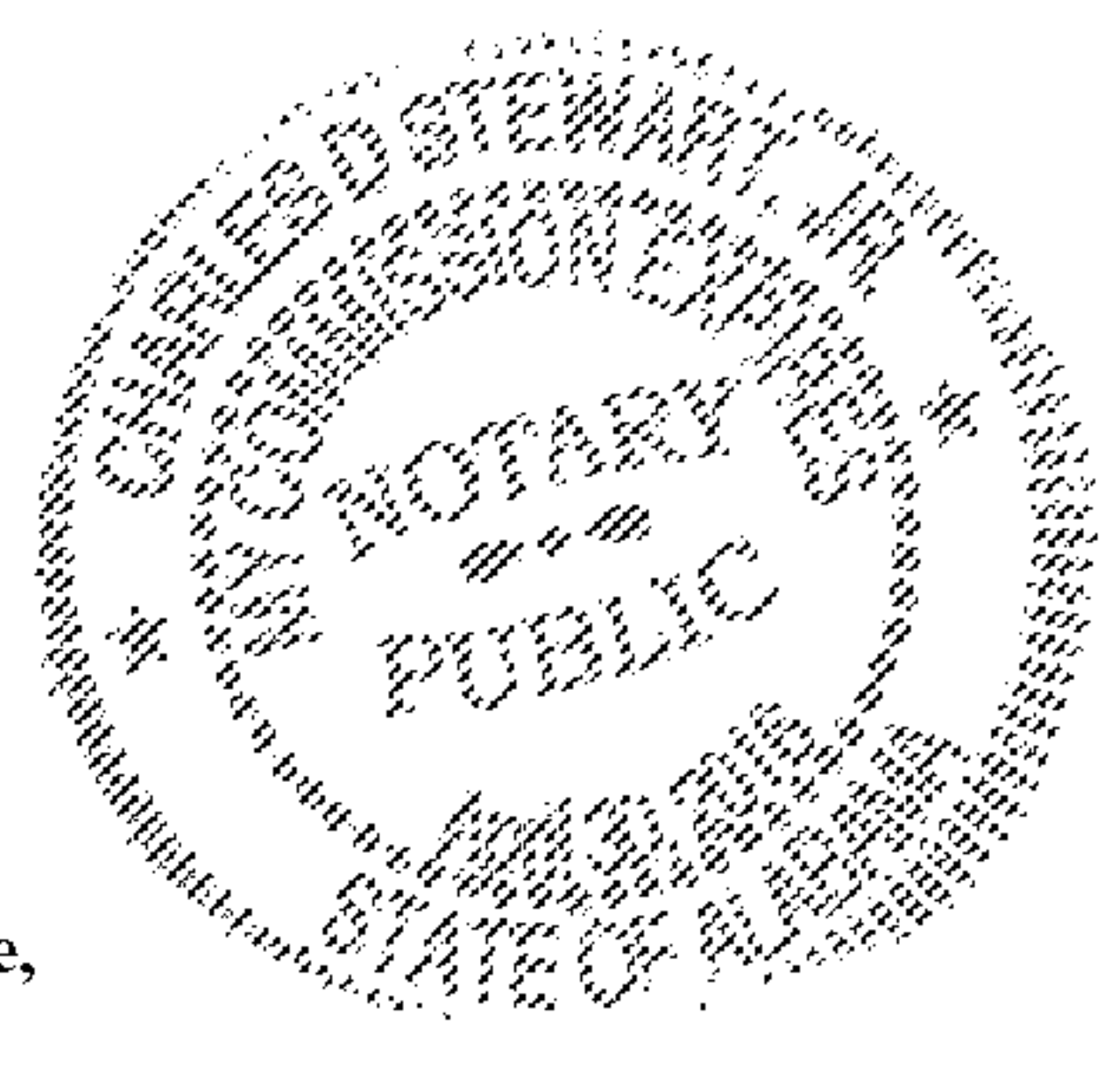


STATE OF ALABAMA  
COUNTY OF SHELBY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify JOAN C. PHILLIPS BY MAX D. BAHOS 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 he, in his capacity as such Attorney in Fact and with full authority executed the same voluntarily on the day the same bears date.

Given under my hand and official seal on 2<sup>nd</sup> day of July, 2015

*[Handwritten signature]*  
\_\_\_\_\_  
Notary Public  
My Commission Expires: *07-30-16*



Filed and Recorded  
Official Public Records  
Judge James W. Fuhrmeister, Probate Judge,  
County Clerk  
Shelby County, AL  
07/06/2015 03:17:03 PM  
\$179.50 CHERRY  
20150706000227170

*[Handwritten signature]*