

Send tax notice to:

BARBARA H. COE

4100 Greystone Dr 35242
Shelby County

This instrument prepared by:

Charles D. Stewart, Jr.

Attorney at Law

4898 Valleydale Road, Suite A-2
Birmingham, Alabama 35242

STATE OF ALABAMA

2016645

Shelby COUNTY

20161014000378040

10/14/2016 01:31:04 PM

DEEDS 1/2

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS:

That is consideration of One Hundred Sixty Thousand and 00/100 Dollars (\$160,000.00) the amount which can be verified in the Sales Contract between the two parties in hand paid to the undersigned, GREYSTONE GOLF CLUB, INC., a corporation whose mailing address is:

4100 Greystone Dr 35242 (hereinafter referred to as "Grantor") by BARBARA H. COE whose mailing address is: 4100 Greystone Dr 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 206, ACCORDING TO THE SURVEY OF GREYSTONE LEGACY SECOND SECTOR, AS RECORDED IN MAP BOOK 27, PAGE 66, IN THE OFFICE OF THE JUDGE OF PROBATE OF SHELBY COUNTY, ALABAMA.

SUBJECT TO:

1. TAXES FOR THE YEAR BEGINNING OCTOBER 1, 2016 WHICH CONSTITUTES A LIEN BUT ARE NOT DUE AND PAYABLE UNTIL OCTOBER 1, 2017.
2. Easements and Building lines as shown on recorded map(s), including but not limited to any notes, conditions and restrictions.
3. Reciprocal Easement agreement recorded in Instrument 200307/9438 in the Probate Office of Jefferson County, Alabama and in Instrument 2001-38396 in the Probate Office of Shelby County, Alabama.
4. Subject to covenants, conditions and restrictions as set forth in document recorded in Instrument 2001-48193 and Instrument 20030220000107790, in the Probate Office of Shelby County, Alabama.
5. Right of way recorded in Instrument 200220809000376900 in the Probate Office of Shelby County, Alabama.
6. Ground lease recorded in Real 355, Page 880; amended by Instrument 1002-4726; further amended by Instrument 1993-3119 and last amended by Instrument 1999-12257 in Probate Office of Shelby County, Alabama.
7. Easement for Alabama Power Company recorded in Real 133, Page 552; Deed Book 246, Page 848 and Real 142, Page 188, in the Probate Office of Shelby County, Alabama.
8. Building lines, restrictions, mineral and mining rights and rights incident thereto and release of damages recorded in Instrument 2000-37890 and Instrument No. 20031105000735530 in the Probate Office of Shelby County, Alabama.
9. 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 Deed Book 243, Page 828 and any damages relating to the exercise of such rights or the extraction of such minerals.
10. Restrictions recorded in Instrument 1999-50995 and 2nd amendment to restrictions recorded in Instrument 2000-34930 in the Probate Office of Shelby County, Alabama.

11. Restrictions appearing of record in Instrument 2003/2094, 1st Amendment recorded in instrument 200303-2096; together with all subsequent amendments thereto, herein after collectively referred to as "Declaration"
12. Terms and conditions as set out in Articles of Incorporation of Greystone Legacy Homeowners' Association, Inc. as recorded in Instrument No. 1999-50982, together with all rules and regulations promulgated pursuant thereto or which may be imposed from time to time by Association.

\$0.00 OF THE CONSIDERATION AS WAS PAID FROM THE PROCEEDS OF A MORTGAGE LOAN.

TO HAVE AND TO HOLD unto the said Grantee(s) as joint tenants, with right of survivorship, their heirs and assigns, forever; it being the intention of the parties to this conveyance, that (unless the joint tenancy hereby created is severed or terminated during the joint lives of the grantees herein) in the event one grantee herein survives the other, the entire interest in fee simple shall pass to the surviving grantee, and if one does not survive the other, then the heirs and assigns of the grantees herein shall take as tenants in common.

IN WITNESS WHEREOF, the said Grantor, GREYSTONE GOLF CLUB, INC., by David Porter, its Assistant Secretary, who is authorized to execute this conveyance, has hereunto set its signature and seal on this the 11th day of October, 2016.

GREYSTONE GOLF CLUB, INC.


BY: DAVID PORTER

ITS: ASSISTANT SECRETARY

STATE OF ALABAMA
COUNTY OF SHELBY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that, whose name as OF GREYSTONE GOLF CLUB, INC., is signed to the foregoing instrument, and who known to me, acknowledged before me on this day, that, being informed of the contents of the said instrument and with full authority, he executed the same voluntarily for and as the act of said corporation.

Given under my hand and official seal this the 11th day of October, 2016.



Filed and Recorded
Official Public Records
Judge James W. Fuhrmeister, Probate Judge,
County Clerk
Shelby County, AL
10/14/2016 01:31:04 PM
\$178.00 CHERRY
20161014000378040

Notary Public
Print Name:
Commission Expires:

