

20170927000351880
09/27/2017 12:43:30 PM
DEEDS 1/2

Send tax notice to:
CAREY R. MORGAN
1256 BRAEMER COURT
HOOVER, 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

2017530

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of Three Hundred Fifty-Nine Thousand and 00/100 Dollars (\$359,000.00) **the amount which can be verified in the Sales Contract between the two parties** in hand paid to the undersigned, **RONALD F. BORLAZA and HESTER N. BORLAZA, HUSBAND AND WIFE, whose mailing address is: 1256 Braemer Court, Hoover, AL 35242 (hereinafter referred to as "Grantors")** by **CAREY R. MORGAN and FRANCES L. MORGAN whose property address is: 1256 BRAEMER COURT, HOOVER, AL, 35242 hereinafter referred to as Grantees**"), the receipt and sufficiency of which are hereby acknowledged, Grantors do, by these presents, grant, bargain, sell, and convey unto Grantees, as joint tenants with right of survivorship, the following described real estate situated in Shelby County, Alabama, to-wit:

Lot 71, according to the Survey of The Haven at Greystone Second Sector, as recorded in Map Book 32, Pages 96 A & B, in the Probate Office of Shelby County, Alabama.

SUBJECT TO:

1. Taxes for the year beginning October 1, 2016 which constitutes a lien but are not yet due and payable until October 1, 2017.
2. Restrictions appearing of record in Instrument No. 2005-38079.
3. Title to all minerals within and underlying the premises, together with all mining rights and other rights, privileges and immunities relating thereto, including release of damages.
4. Greystone Legacy Declaration of Covenants, Conditions and Restrictions as set out in instrument(s) recorded in Inst. No. 1999-50995, 1st Amendment in Inst. No. 2000-4911, 2nd Amendment in Inst. No. 2000-34390, 3rd Amendment in Inst. No. 2000-40197 and 4th Amendment in Inst. No. 2001-16407 and 5th Amendment Inst No. 2001-48193 and 6th Amendment in Inst. No. 2002-40139 and 7th Amendment in Inst. No. 2002-7958 and 8th Amendment in Inst. No. 2003-10779 and 9th Amendment in Inst. No. 2003-25340 and 10th Amendment in Inst. No. 2003-28300 in Shelby County, Alabama.
5. Declaration of Watershed Protective Covenants for Greystone Development recorded In Inst. No. 2000-17644 and 1st Amendment in Inst. No. 2002-47637 with Assignment and Assumption Agreement recorded in Inst. No. 2000-20625 in Probate Office of Shelby County, Alabama and Inst. No. 200006-5078, in Probate Office of Jefferson County, Alabama.
6. Covenants and Agreement for Water Service dated April 24, 1989, between Dantract, Inc. and Daniel Realty Corporation and Shelby County, as recorded in Real 235, Page 574, along with Amendment recorded in Inst. No. 1992-

20786 and 2nd Amendment recorded in Inst. No. 1993-20840 in Probate Office of Shelby County, Alabama, as shown on the survey of K.B. Weygand & Associates, P.C. dated December 17, 1988, last revised February 3, 1999.

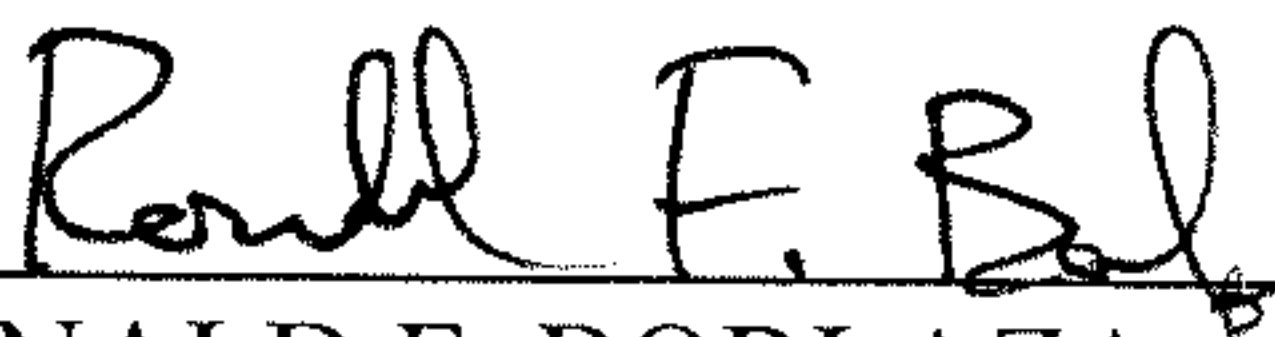
- 7. Agreement with Respect to Establishment of Certain Restrictions and Other Agreements and First Amendment to Declaration of Restrictions, including the Right of First Offer as set out in Inst. No. 1998-322193 in the Probate Office of Shelby County, Alabama as shown on the survey of K.B. Weygand & Associates P.C. dated December 17, 1988, last revised February 3, 1999.
- 8. Reciprocal Easement Agreement by and between Daniel Oak Mountain Limited Partnership, Greystone Residential Association, Inc., Greystone Development Company, LLC and Greystone Legacy Homeowners recorded in Inst. No. 2001-38396 in Probate Office of Shelby County, Alabama.

\$287,000.00 OF THE CONSIDERATION AS WAS PAID FROM THE PROCEEDS OF A MORTGAGE LOAN.

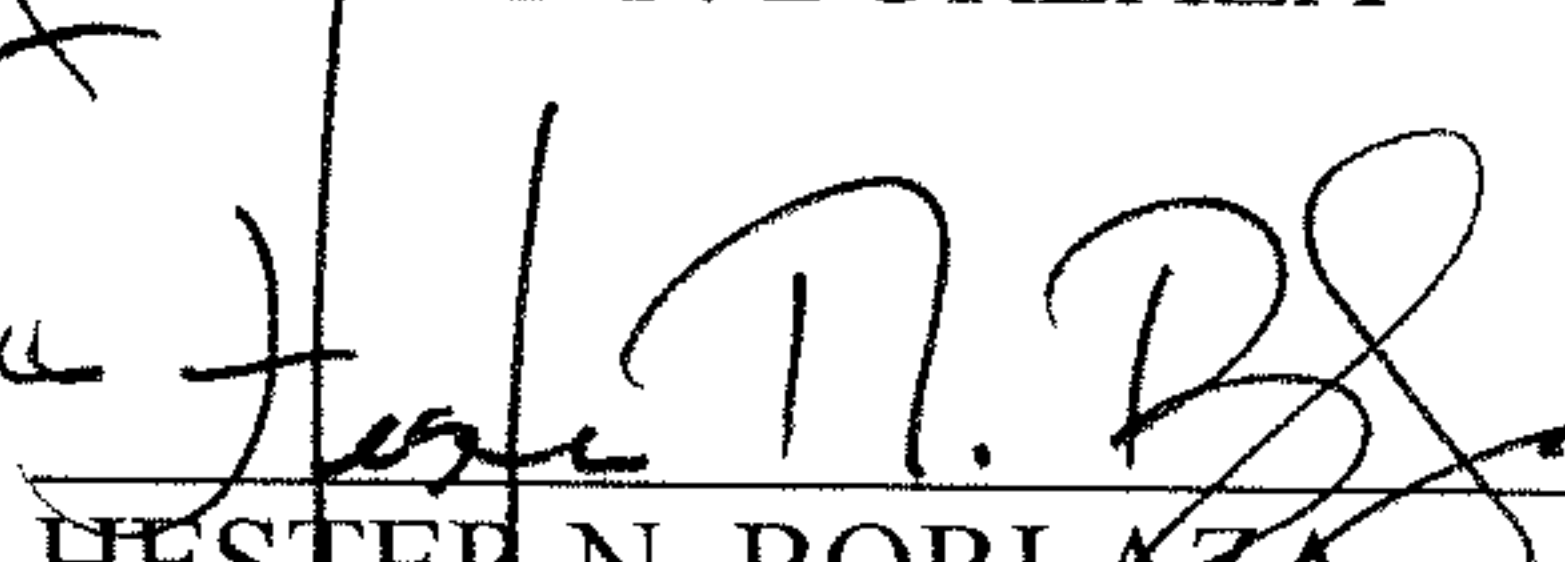
TO HAVE AND TO HOLD unto the Grantees, their successors and assigns forever.

The Grantors do for themselves, their successors and assigns, covenant with the Grantees, their successors and assigns, that they are lawfully seized in fee simple of said premises; that it is free from all encumbrances, except as shown above; that they have a good right to sell and convey the same as aforesaid; and that they will, and their successors and assigns shall, warrant and defend the same to the Grantees, their heirs, executors, administrators and assigns forever against the lawful claims of all persons.

IN WITNESS WHEREOF, said Grantors, have hereunto set their hand and seal this the 25th day of September, 2017.



 RONALD F. BORLAZA



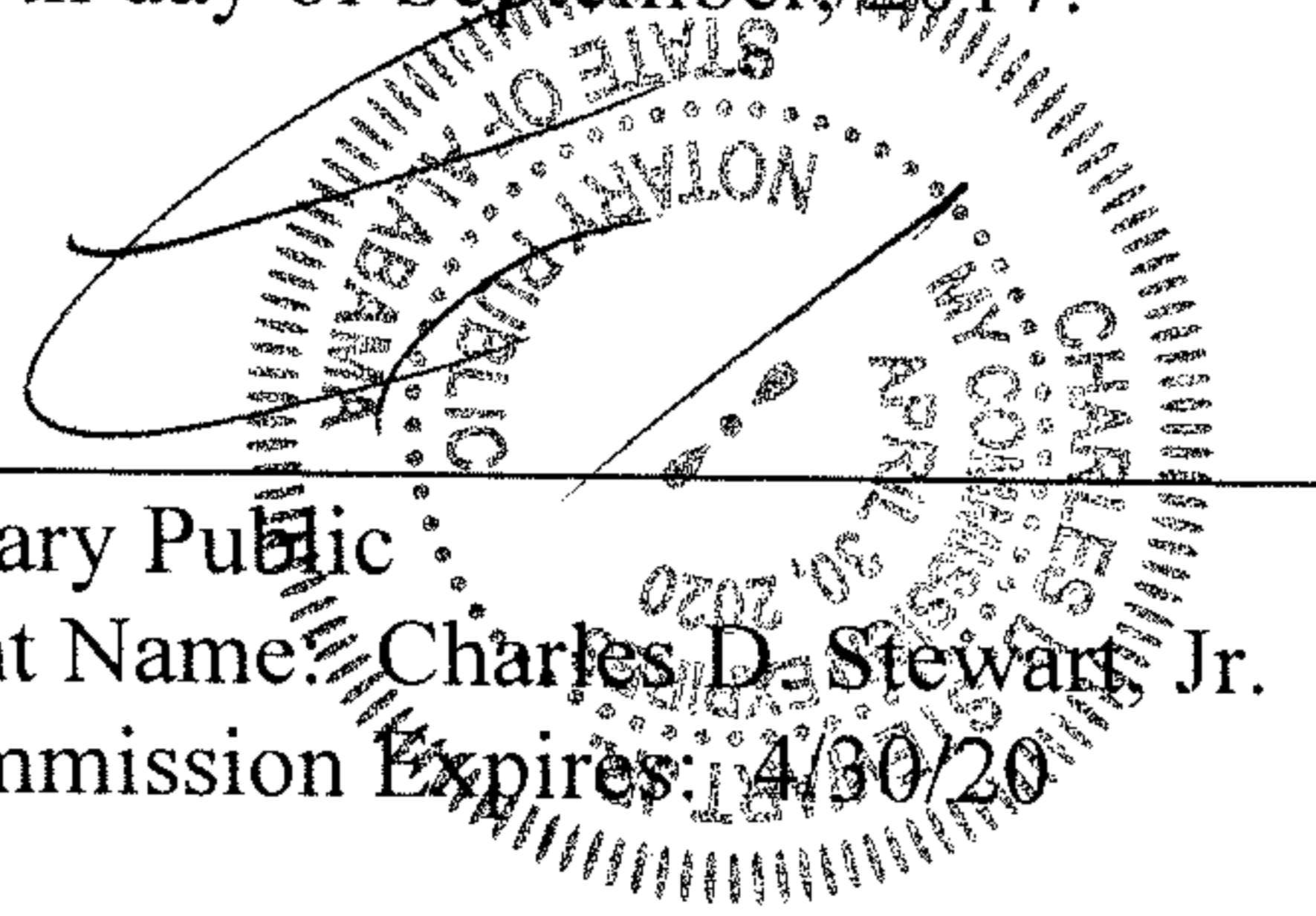
 HESTER N. BORLAZA

STATE OF ALABAMA
COUNTY OF SHELBY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that RONALD F. BORLAZA and HESTER N. BORLAZA 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 September, 2017.

Notary Public
 Print Name: Charles D. Stewart, Jr.
 Commission Expires: 4/30/20



Filed and Recorded
 Official Public Records
 Judge James W. Fuhrmeister, Probate Judge,
 County Clerk
 Shelby County, AL
 09/27/2017 12:43:30 PM
 \$90.00 CHERRY
 20170927000351880

