

Send tax notice to:
BRENDA LOWERY ALLEN
704 GUARDBRIDGE 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

2018155

20180416000125580
04/16/2018 10:21:07 AM
DEEDS 1/2

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of Six Hundred Sixty Thousand and 00/100 Dollars (\$660,000.00) **the amount which can be verified in the Sales Contract between the two parties** in hand paid to the undersigned, DEAN TAGGART and CHERYL TAGGART, husband and wife **whose mailing address** is: 2500 Glendale Gardens, Tuscaloosa, AL 35401 (hereinafter referred to as "Grantors") by BRENDA LOWERY ALLEN **whose property address** is: 704 Guardbridge Court, Hoover, 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 916 ACCORDING TO THE SURVEY OF GREYSTONE LEGACY, 9TH SECTOR, AS RECORDED IN MAP BOOK 32, PAGES 44A AND 44B, IN THE OFFICE OF THE JUDGE OF PROBATE OF SHELBY COUNTY, ALABAMA.

SUBJECT TO:

1. Taxes for the year beginning October 1, 2017 which constitutes a lien but are not yet due and payable until October 1, 2018.
2. Any prior reservation or conveyance. together with release of damages, of minerals of every kind and character, including but not limited to gas, oil, sand and gravel in. or and under subject property. Including those recorded in Deed Book 60, Page 260; Deed Book 121, Page 294; Real 261, Page 493; Instrument No. 2000-15415 and Instrument No. 1995-20812, in said Probate Office.
3. Minerals of whatsoever kind, subsurface 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, privileges, and immunities relating thereto, whether or not appearing in the Public Records.
4. Restrictions, limitations, setbacks, covenants, conditions, easements, rights of way and common areas as shown on the Survey of Greystone Legacy, 9th Sector, as recorded in Map Book 32, Pages 44A and 44B, in the Office of the Judge of Probate of Shelby County, Alabama.
5. Restrictions or covenants recorded in Instrument No. 20040112000019620, in said Probate Office.
6. Rights of others to use Hugh Daniel Drive recorded in Deed Book 301, Page 799, in said Probate Office.
7. Covenant and Agreement for Water Service recorded in Real Book 235, Page 574, as amended by agreement recorded as Instrument No. 1992-20786 and Instrument No. 1993-20840, in said Probate Office.
8. Restrictive Covenants recorded in Misc Book 12, Page 852 and Misc Book 15, Page 840, in said Probate Office.
9. Reciprocal Easement Agreement by and between Daniel Oak Mountain Limited Partnership., Greystone Residential Association, Inc., Greystone Development Company, LLC and Greystone Legacy Homeowners' Association, Inc. recorded as Instrument No. 2001-38396 and Instrument No. 2004010200001560 and Instrument No. 20040301000102720, in said Probate Office.

- LLC and Greystone Legacy Homeowners' Association, Inc. recorded as Instrument No. 2001-38396 and Instrument No. 2004010200001560 and Instrument No. 20040301000102720, in said Probate Office.
10. Right of way to Alabama Power Company recorded as Instrument NO. 2003-1001000661220, in said Probate Office.
 11. Easement Agreement recorded as Instrument No. 1995-35676, in said Probate Office.
 12. Declaration of Watershed Protective Covenants for Greystone Development recorded as Instrument No. 2000-17644; 1st Amendment as recorded as instrument No. 20021002000476370 and as assigned by instrument recorded as Instrument No. 2000-20625 in said Probate Office.
 13. Greystone Legacy Declaration of Covenants, Conditions and Restrictions as recorded as Instrument No. 1999-50995; 1st Amendment recorded as Instrument No. 2000-4911; 2nd Amendment recorded as Instrument No. 2000-34390; 3rd Amendment recorded in Instrument No. 2000-40197; 4th Amendment recorded as Instrument No.2001-16407; 5th Amendment recorded as Instrument No. 2001-48193; 6th Amendment recorded as Instrument No. 20010823000401390; 7th Amendment recorded as Instrument No. 20021003000479580; 8th Amendment recorded as Instrument No. 20030220000107790; 9th Amendment recorded as Instrument No. 20030424000253400; 10th Amendment recorded as Instrument No. 20030507000283000; 11th Amendment recorded as Instrument No. 20031023000711510; 12th Amendment recorded as Instrument No. 2003105000735500; 13th Amendment recorded as Instrument No. 20040129000047160; 14th Amendment recorded as Instrument No. 20040521000271310; 15th Amendment recorded as Instrument No. 20040927000532S60; 16th Amendment recorded as Instrument No. 20061013000509240 and 17th Amendment recorded as Instrument No. 20070810000376920 in said Probate Office.

\$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 Grantees, 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 12th day of April, 2018.

Dean Taggart
DEAN TAGGART

Cheryl Taggart
CHERYL TAGGART

STATE OF ALABAMA
COUNTY OF SHELBY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that DEAN TAGGART and CHERYL TAGGART whose name(s) is/are signed to the foregoing instrument, and who is/are known to me, acknowledged before me on this day, that, being informed of the contents of the said instrument, he/she/they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this the 12th day of April, 2018



Filed and Recorded
Official Public Records
Judge James W. Fuhrmeister, Probate Judge,
County Clerk
Shelby County, AL
04/16/2018 10:21:07 AM
\$678.00 CHERRY
20180416000125580

James W. Fuhrmeister

Notary Public
Print Name: *Charles D. Stewart*
Commission Expires: *4-30-20*

4-30-20