

Send tax notice to:
REBECCA W JONES
1036 ROYAL MILE
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

2020099T

Shelby COUNTY

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of Seven Hundred Ninety Thousand and 00/100 Dollars (\$790,000.00) the amount which can be verified in the Sales Contract between the two parties in hand paid to the undersigned, **TALLULAH LOGAN ERTEL F/K/A LOGAN MARIE ERTEL and NATHAN W. ERTEL A/K/A NATHAN WENTWORTH ERTEL, WIFE AND HUSBAND** whose mailing address is: 2445 W Wesley Rd Atlanta GA 30327 (hereinafter referred to as "Grantors") by **REBECCA W JONES and WARREN T JONES** whose property address is: **1036 ROYAL MILE, 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, as joint tenants with right of survivorship, the following described real estate situated in Shelby County, Alabama, to-wit:

Lot 730, according to the survey of Greystone Legacy, 7th Sector, as recorded in Map Book 30, page 43 A, B & C, in the Probate Office of Shelby County, Alabama.

SUBJECT TO:

1. Taxes for the year beginning October 1, 2019 which constitutes a lien but are not yet due and payable until October 1, 2020.
2. Restrictions, public utility easements, and building setback lines as shown on recorded map and survey of Greystone Legacy, 7th Sector, as recorded in Map Book 30, page 43 A, B & C, in the Probate Office of Shelby County, Alabama.
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, including those recorded in Book 60, Page 260, Book 121, Page 294 and Book 261, page 494.
4. Articles of Incorporation of Greystone Legacy Homeowners' Association, Inc. recorded in Instrument #1999-50982 and Instrument #20061113000554900.
5. Covenants, Conditions and Restrictions as recorded in Instrument #1999-50995, Instrument #20030220000107790 and Instrument #20070810000376920.
6. Covenant and Agreement for Water Service recorded in Book 235, Page 574,

\$750,000.00 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 2nd day of March, 2020.

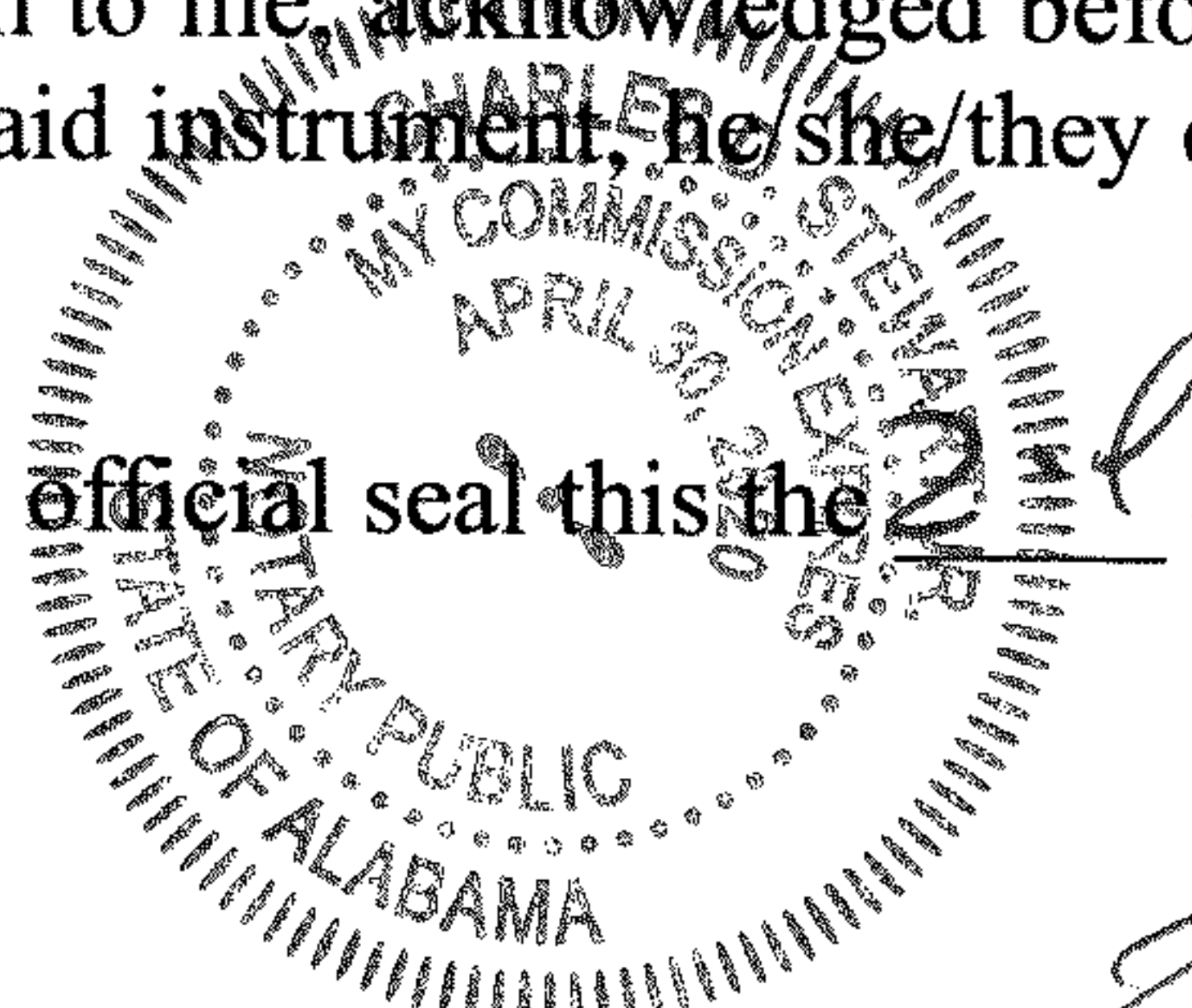
T. B. Ertel
TALLULAH LOGAN ERTEL

Nathan W. Ertel
NATHAN W. ERTEL
BY AND THROUGH TALLULAH LOGAN ERTEL,
HIS 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 that TALLULAH LOGAN ERTEL 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 2nd day of March, 2020.



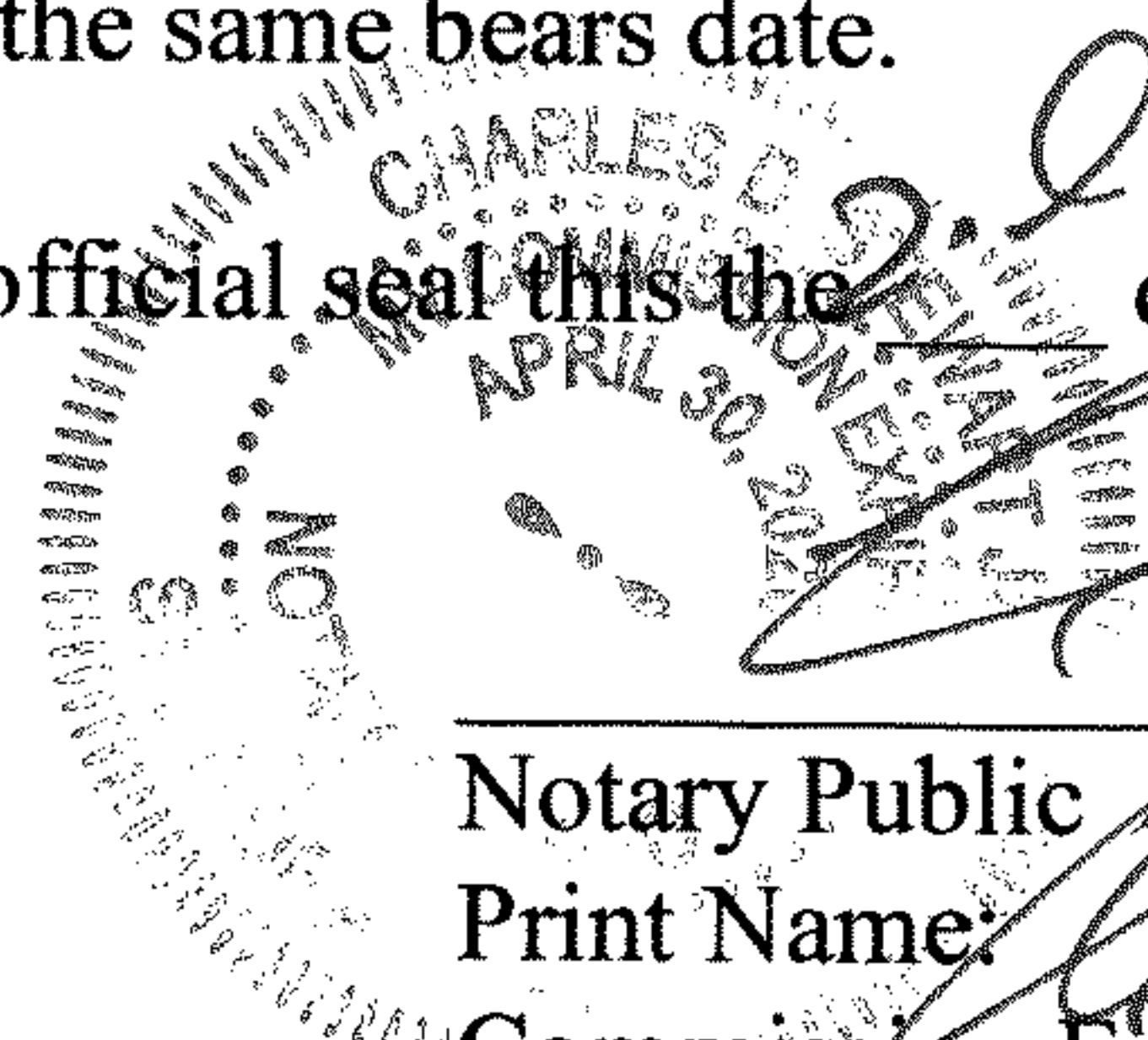
Charles D. Stewart
Notary Public
Print Name: Charles D. Stewart
Commission Expires:

4/30/20

State of Alabama
County of Shelby

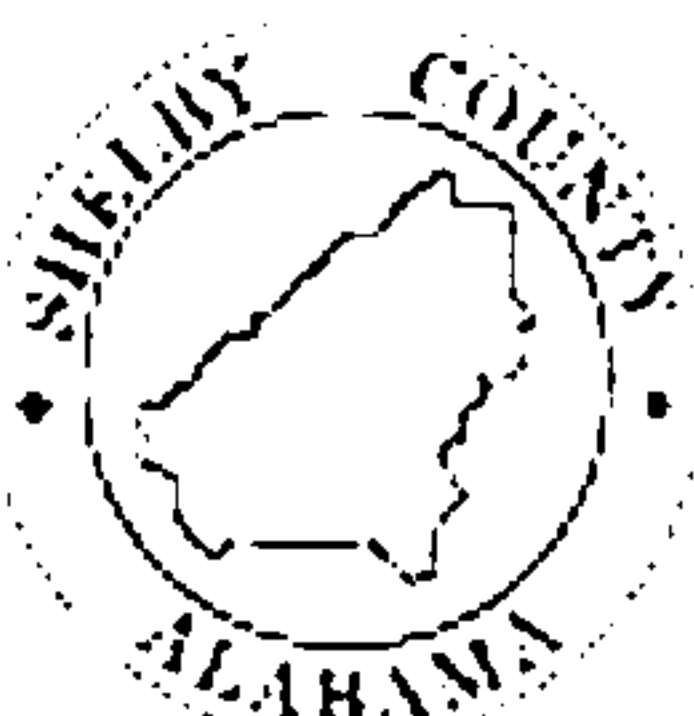
I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that TALLULAH LOGAN ERTEL, whose name as Agent and Attorney in Fact for NATHAN W ERTEL, is signed to the foregoing instrument, and who is known to me, acknowledged before me on this day, that, being informed of the contents of the said instrument, she executed the same voluntarily in her capacity as Attorney in Fact for NATHAN W ERTEL on the day the same bears date.

Given under my hand and official seal this the 2nd day of March, 2020.



Charles D. Stewart
Notary Public
Print Name: Charles D. Stewart
Commission Expires:

4/30/20



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
03/04/2020 02:33:29 PM
\$67.00 MIST
20200304000086550

Allen S. Bayl