

Send tax notice to:
DUANE BROWN
1394 LEGACY DRIVE
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

2020089

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of Six Hundred Thirty-Five Thousand and 00/100 Dollars (\$635,000.00) the amount which can be verified in the Sales Contract between the two parties in hand paid to the undersigned, **KEVIN WALDROP and CHRISTY M WALDROP, HUSBAND AND WIFE** whose mailing address is: 4007 High Court Rd Birmingham AL 35242 (hereinafter referred to as "Grantors") by **DUANE BROWN AND TERRI BROWN** whose property address is: **1394 LEGACY DRIVE, 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 843, according to the map and survey of Greystone Legacy, the Sector, Phase 1, as recorded in Map Book 31, Pages 14 A, B & C, in the Office of the Judge of Probate 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, 8th Sector, Phase I, recorded in Map Book 31, Pages 14 A, B, & C, in the Office of the Judge of Probate 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 and those right and reserved in Real 261, Page 493.
4. Covenants, conditions, and restrictions as set forth in instrument recorded Inst# 20030310000142700.
5. Articles of Incorporation of Greystone Legacy Owner's Association, Inc., as recorded in Inst# 1999-50982, and in Inst# 20061113000554900.
6. Reciprocal easement agreement as recorded in Inst #2001-38396.
7. Covenants and agreements for water service as recorded in Real 235, page 574, and amended in Inst# 1992-20786 and in Inst# 1993-20840.
8. Declaration of Watershed Protective Covenants as recorded in Inst# 2000-17644, with Assignment and Assumption Agreement as recorded in Inst# 2000-20625, and amended in Inst# 2002-47637.
9. Conveyance of sewer facilities granted to Shelby County, Alabama, as recorded in Inst# 200414/6019.
10. Covenants, Conditions and Restrictions as recorded in Instrument #1999-50995, amended in Inst #2000-4911; in Inst #2000-34390; in Inst# 2000-40197; in Inst# 2001-16407; in Inst# 2001-48193; in Inst # 20020823000401390; in Inst # 20021003000479580; in Inst # 2003022000107790; in Inst #20030424000253400; in Inst #

2003050700283000; in Inst # 20031023000711510; in Inst #20031105000735500; in Inst # 2001012900047160; in Inst # 20040521000271310; in Inst #20040927000532560; in Inst# 20061013000509240; and in Inst# 20070810000376920.
11. Reciprocal easement agreement as recorded in Inst# 20040102000001560.

\$657,860.00 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 19th day of March, 2020.



KEVIN WALDROP




CHRISTY M WALDROP

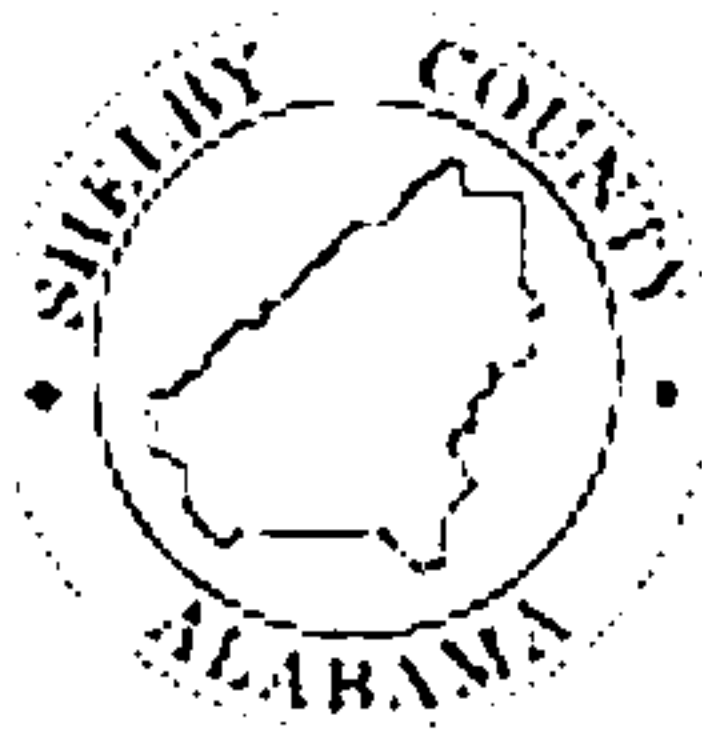
STATE OF ALABAMA
COUNTY OF SHELBY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that KEVIN WALDROP and CHRISTY M WALDROP 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 19th day of March, 2020.



Notary Public
Print Name: Charles Stewart Jr.
Commission Expires: April 30, 2020



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
03/19/2020 03:31:28 PM
\$26.00 CHERRY
20200319000109680

