

Send tax notice to:
SUZANNE LYONS
4021 GREYSTONE DR
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

2020875

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS:

That is consideration of Six Hundred Seventy Thousand and 00/100 Dollars (\$670,000.00) the amount which can be verified in the Sales Contract between the two parties in hand paid to the undersigned, **PCA GROUP, LLC and C JONES REALTY, LLC** whose mailing address is: **1084 ROYAL MILE, HOOVER, AL 35242** hereinafter referred to as "Grantor") by **SUZANNE LYONS** whose property address is: **4021 GREYSTONE DR, 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, the following described real estate situated in Shelby County, Alabama, to-wit:

Lot 6, according to the Survey of Greystone, 1st Sector, Phase 1, as recorded in Map Book 14, Page 91 A & B, in the Probate Office of Shelby County, Alabama.

SUBJECT TO:

1. Taxes for the year beginning October 1, 2020 which constitutes a lien but are not due and payable until October 1, 2021. Building line(s) as shown by recorded map.
2. Building line(s), Easement(s) and Restrictions as shown by recorded map. NOTE: Map Book 14, pages 91 A & B shows the following reservation: Sink Hole Prone Areas-The Subdivision shown hereon including lots and streets, lies in an area where natural lime sinks may occur. Shelby County, the Shelby County Engineer, the Shelby County Planning Commissioner and the individual members thereof and all other agents, servants or employees of Shelby County, Alabama, make no representations that the subdivision lots and street are safe or suitable for residential construction, or for any other purpose whatsoever. "Area underlain by limestone and thus may be subject to lime sink activity"
3. Greystone Residential Declaration of Covenants, Conditions and Restrictions recorded in Real 317, page 260; amended by Real 319, page 235; by First Amendment to Restrictions recorded in Real 346, page 942; Second Amendment recorded in Real 378, page 904; Third Amendment recorded in Real 397, page 958; Fourth Amendment recorded in Instrument 1992-17890; Fifth Amendment recorded in Instrument 1993-3123; Sixth Amendment recorded in Instrument 1993-10163; Seventh Amendment recorded in Instrument 1993-16982; Eighth Amendment recorded in Instrument 1993-20968; Ninth Amendment recorded in Instrument 1993-32840; Tenth Amendment recorded in Instrument 1994-23329; Eleventh Amendment recorded in Instrument 1995-08111; Twelfth Amendment recorded in Instrument 1995-24267; Thirteenth Amendment recorded in Instrument 1995-34231; Fourteenth Amendment recorded in Instrument 1996-19860; Fifteenth Amendment recorded in Instrument 1996-37514; Sixteenth Amendment recorded in Instrument 1996-39737; Seventeenth Amendment recorded in Instrument 1997-02534; Eighteenth Amendment recorded in Instrument 1997-17533; Nineteenth Amendment recorded in Instrument 1997-30081; Twentieth Amendment recorded in Instrument 1997-38614; Twenty-First Amendment recorded in Instrument 1999-03331; Twenty-Second Amendment recorded in Instrument 1999-06309; Twenty-Third Amendment recorded in Instrument 1999-47817; Twenty-Fourth Amendment recorded in Instrument 20020717000334280; Twenty-Fifth Amendment recorded in Instrument 20030909000604430; Twenty-Sixth Amendment recorded in Instrument 20031023000711520; Twenty-Seventh Amendment recorded in Instrument 2003110500073551 O; Twenty-Eighth Amendment recorded in Instrument 20040521000271290 and Twenty-Ninth Amendment recorded in Instrument 20040630000361770, in the Probate Office of Shelby County, Alabama.
4. Right of Way granted to Alabama Power Company by instrument recorded in Volume 109, page 505; Volume 112, page 517; Volume 305, page 637 and Real 333, page 138, in the Probate Office of Shelby County, Alabama.
5. Rights of others to use Hugh Daniel Drive as set out in instrument recorded in Deed Book 301, page 799, in the Probate Office of Shelby County, Alabama.
6. Covenants and Agreements for water service as set out in instrument, recorded in Real 235, page 574, in the Probate Office of Shelby County, Alabama.
7. Reciprocal easement agreement pertaining to access and roadway easements, as set out in Real 312, page 274 and amended by Real 317, page 253 in the Probate Office of Shelby County, Alabama.
8. Mineral and mining rights and rights Incident thereto recorded in Volume 4, page 486; Volume 121, page 294 and Volume 60, page 260, in the Probate Office of Shelby County, Alabama.
9. Declaration of Watershed Protective Covenants for Greystone Development as recorded in Instrument 2000-17644, First Amendment to Declaration as recorded in Instrument 20021002000476370, in the Probate Office of Shelby County, Alabama.

10. Right of way to Alabama Power Company, recorded in Real 333, Page 138, In the Probate Office of County, Alabama.
11. Release of Damages as recorded in Real 317, Page 260 in the Probate Office of Shelby County, Alabama.
12. Restrictions regarding Alabama Power Company as recorded in Real 364, Page 396 in the Probate Office of Shelby County, Alabama.
13. Notice of Availability of Sanitary Sewer Service as recorded in Instrument 20131204000469370, in the Probate Office of Shelby County, Alabama.
14. Restrictions, conditions, mineral and mining rights and rights incident thereto and release of damages set out in deed from Daniel Oak Mountain as recorded in Real 321, Page 99, in the Probate Office of Shelby County, Alabama.

\$335,000.00 OF THE CONSIDERATION AS WAS PAID FROM THE PROCEEDS OF A MORTGAGE LOAN.

The Grantor does for itself, its successors and assigns, covenant with the Grantee, his/her heirs, executors, administrators 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 Grantee, their heirs, executors, administrators and assigns forever against the lawful claims of all persons.

IN WITNESS WHEREOF, the said Grantor, PCA GROUP, LLC by QUENTON JONES, it Member and C JONES REALTY, LLC, by COURTNEY L JONES, its Manager, who are authorized to execute this conveyance, has hereunto set its signature and seal on this the 30 day of October, 2020.

PCA GROUP, LLC

BY: QUENTON JONES
ITS: MEMBER

C JONES REALTY, LLC

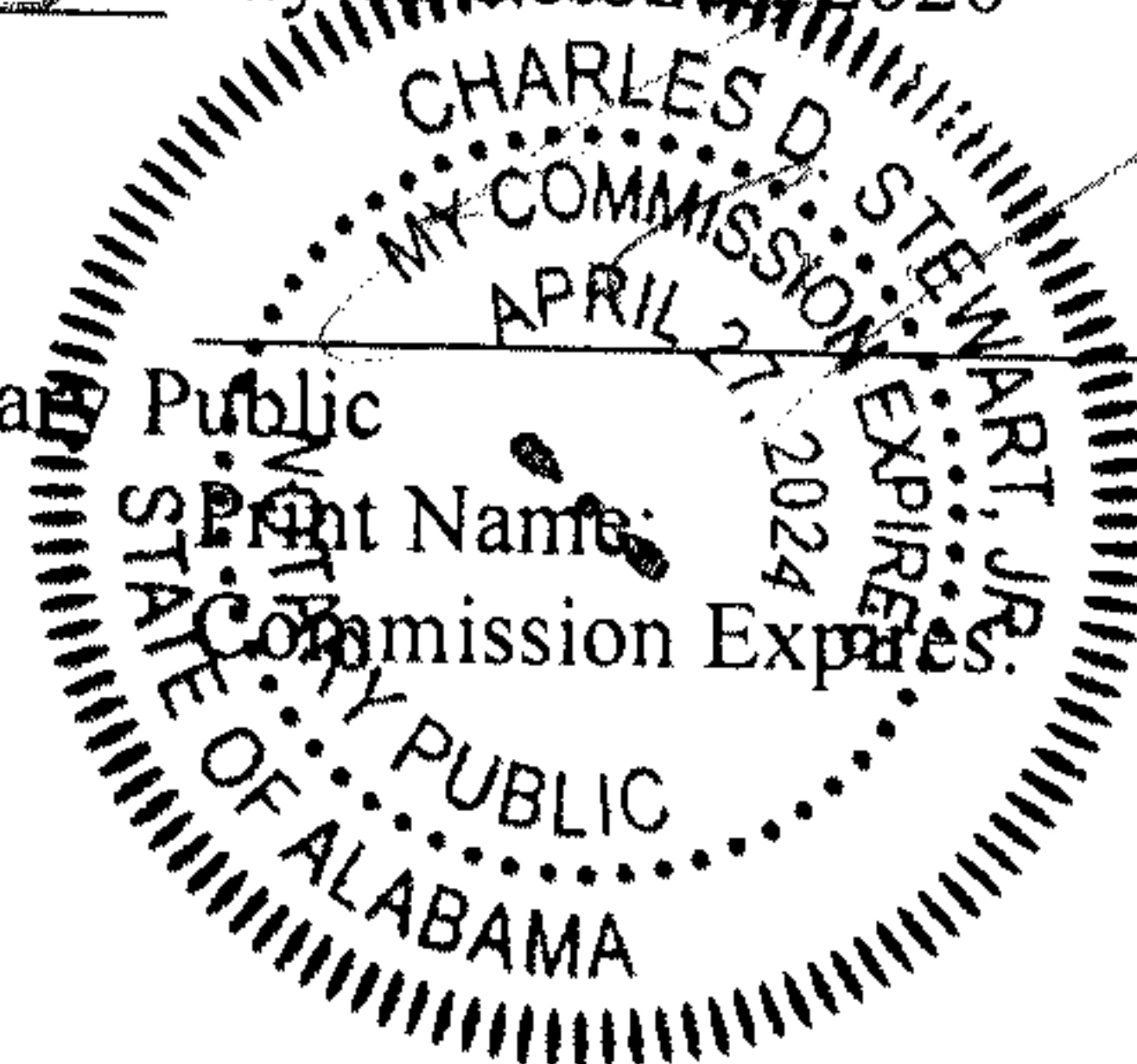
COURTNEY L JONES, MANAGER

STATE OF ALABAMA
COUNTY OF SHELBY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that QUENTON JONES, whose name as Member of PCA Group, LLC and COURTNEY L JONES as Manager of C Jones Realty, LLC 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 as such member/manager and with full authority, executed the same voluntarily for and as the act of said company.

Given under my hand and official seal this the 30 day of ~~October~~ October, 2020

Notary Public



The reason for the inconsistantys of dates on the deed and mortgage is due to the power outage in my office from Hurricane Zeta.

Charles D. Stewart, Jr.



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
11/13/2020 08:24:56 AM
\$360.00 CHARITY
20201113000518770

Allen S. Bayl