

20230811000243770
08/11/2023 03:40:16 PM
DEEDS 1/4

SEND TAX NOTICE TO:
Chad Thompson and Ashley Thompson
1057 Greystone Cove Drive
Hoover, Alabama 35242

This instrument was prepared by:
Edward Reisinger
Kudulis, Reisinger & Price, LLC
P. O. Box 653
Birmingham, AL 35201

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

STATE OF ALABAMA

KNOW ALL MEN BY THESE PRESENTS:

SHELBY COUNTY

That in consideration of **Seven Hundred Forty Five Thousand dollars & no cents (\$745,000.00)**

To the undersigned **GRANTOR(S)** in hand paid by the **GRANTEE(S)** herein, the receipt whereof is acknowledged,

Cynthia D. Morrison and John E. Morrison, wife and husband

(herein referred to as **GRANTOR(S)**), do grant, bargain, sell and convey unto

Chad Thompson and Ashley Thompson

(herein referred to as **GRANTEE(S)**), as joint tenants, with right of survivorship, the following described real estate, situated in Shelby County, Alabama, to-wit:

LOT 22, ACCORDING TO THE AMENDED MAP OF THE COVE AT GREYSTONE, PHASE 1, AS RECORDED IN MAP BOOK 26, PAGE 39 A & B, AS RECORDED IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.

This property does not constitute the homestead of the Grantor(s).

\$415,000.00 of the purchase price is being paid by the proceeds of a first mortgage loan executed and recorded simultaneously herewith.

Subject to:

Taxes for the year 2023 and subsequent years

Easements, Restrictions, reservations, rights-of-way, limitations, covenants and conditions of record, if any

Mineral and mining rights, if any.

Building lines, right of ways, easements, restrictions, reservations and conditions, if any, as recorded in Plat/Map Book 26, Page 39 A & B.

Covenants, conditions and restrictions (deleting therefrom, any restrictions indicating any preference, limitation or discrimination based on race, color, religion, sex, handicap, family status or national origin) as set forth in the document recorded in Deed Book

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CBT File #2307075

265, Page 96. in the Probate Office of Shelby County, Alabama.

Water Service Agreement as set out in Real 235, Page 574; amended in Instrument No. 1993-20840 and Instrument No. 1992-20786.

Shelby Cable Agreement recorded in Real Book 350, Page 545.

Drainage easement recorded in Instrument No. 1998-14857.

Rights of others to terms and conditions as set out in easement agreement recorded in Instrument No. 1998-18416.

Incorporation of The Cove of Greystone Homeowners' Association, Inc. recorded in Instrument No. 1998-38837; amended in Instrument No. 1998-38838.

Declaration of Restrictive covenants of the Cove of Greystone as recorded in Instrument No. 1998.38836; Scriveners Affidavit recorded in Instrument No. 1998-41636.

Covenants releasing predecessor in title from any liability arising from sinkholes, limestone, formations, soil conditions or any other known or unknown surface or subsurface conditions that may now or hereafter exist or occur or cause damage to subject property, as shown by instruments recorded in Map Book 28, Page 39 A and B in Probate Office.

Riparian and other rights created by the fact the subject property lies adjacent to North Lake at Greystone Owner's Association, Inc. and The Cove at Greystone Homeowners' Association, Inc. as set out in Instrument No. 1999-24249 and Instrument No. 1998-18416.

Rights of others to use of Lake.

Agreement with The Cove Swim and Tennis Club as set out in Instrument No. 1999.400043.

Restrictive Covenants and Grant of Land Easement with Alabama Power Company as recorded in Instrument No, 2000-11841.

Cove of Greystone Residential Variance as recorded in Inst. No. 2000-38235.

Sanitary Sewer Service with SWWC Utilities, Inc. as recorded in Inst. No. 2013-469370

A 7.5 utility easement on the east side of said property as shown on survey dated 8/2/2023 by Robert Reynolds, AL Reg. No. 25657.

All matters as setout in that certain survey dated 8/2/2023, prepared by Robert Reynolds, AL Reg. 25667.

TO HAVE AND TO HOLD Unto the said **GRANTEES** as joint tenants, with right of survivorship, their heirs and assigns, forever; it being the intention of the parties to this conveyance, that (unless the joint tenancy hereby created is severed or terminated during the joint lives of the grantees herein) in the event one grantee herein survives the other, the entire interest in fee simple shall pass to the surviving grantee and if one does not survive the other, then the heirs and assigns of the grantees herein shall take as tenants in common.

And I (we) do for myself (ourselves) and for my (our) heirs, executors, and administrators covenant with the said **GRANTEES**, their heirs and assigns, that I am (we are) lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that I (we) have a good right to sell and convey the same as aforesaid; that I (we) will and my (our) heirs, executors and administrators shall warrant and defend the same to the said **GRANTEES**, their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, GRANTOR(S) have hereunto set my (our) hand(s) and seal(s), August 11, 2023.

Cynthia D. Morrison (Seal)
Cynthia D. Morrison

John E. Morrison (Seal)
John E. Morrison

COLORED
STATE OF ALABAMA
DOUGLAS
JEFFERSON COUNTY
CD

General Acknowledgement

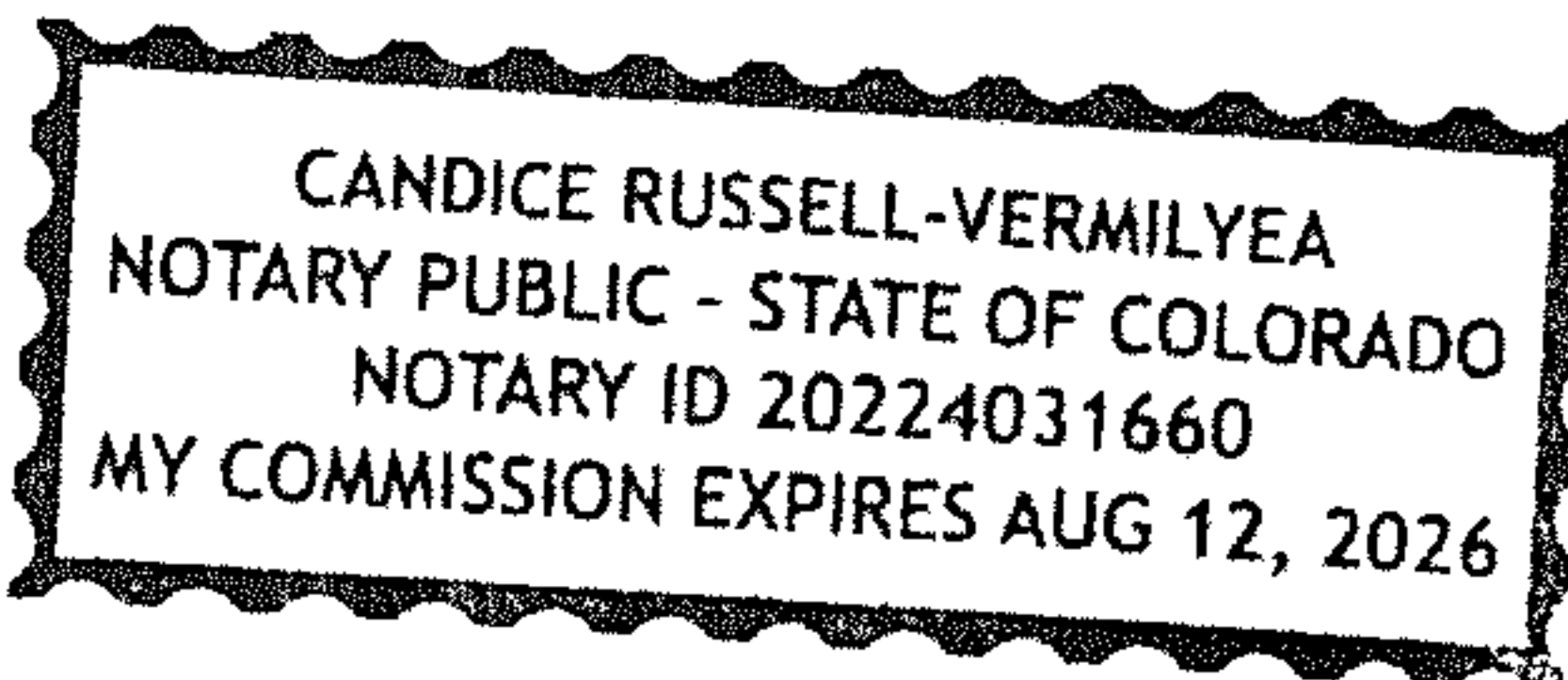
I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that **Cynthia D. Morrison and John E. Morrison, wife and husband**, whose name(s) ~~is~~ are signed to the foregoing conveyance, and who ~~is~~ are known to me, acknowledged before me on this day, that, being informed of the contents of the conveyance ~~he/she~~ they have/~~has~~ executed the same voluntarily on the day the same bears date.

qth
Given under my hand and official seal this 11th day of August, 2023
CD

Notary Public

(Seal)

My Commission Expires: 8/12/2026



Real Estate Sales Validation Form

This Document must be filled in accordance with Code of Alabama 1975, Section 40- 22-1 (h)

Grantor's Name Cynthia D. Morrison and John E. Morrison

Grantee's Name Chad Thompson and Ashley Thompson

Mailing Address 821 Deer Clover Circle
Castle Rock, Colorado 80108

Mailing Address 1057 Greystone Cove Drive
Hoover, Alabama 35242

Property Address 1057 Greystone Cove Drive,
Hoover, Alabama 35242

Date of Sale 08/11/2023

Total Purchase Price \$745,000.00

or

Actual Value _____

or

Assessor's Market Value _____



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
08/11/2023 03:40:16 PM
\$776.00 JOANN
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_____ have price or actual value claimed on this instrument verified in the following documentary evidence: (check one) (Recordation of documentary evidence is not required)

_____ Bill of Sale

Sales Contract

_____ Closing Statement

_____ Appraisal

_____ Other _____

If the conveyance document presented for recordation contains all of the required information referenced above, the filing of this form is not required.

Instructions

Grantor's name and mailing address - provide the name of the person or persons conveying interest to property and their current mailing address.

Grantee's name and mailing address - provide the name of the person or persons to whom interest to property is being conveyed.

Property address - the physical address of the property being conveyed, if available.

Date of Sale - the date on which interest to the property was conveyed.

Total purchase price - the total amount paid for the purchase of the property, both real and personal, being conveyed by the instrument offered for record.

Actual value - if the property is not being sold, the true value of the property, both real and personal, being conveyed by the instrument offered for record. This may be evidenced by an appraisal conducted by a licensed appraiser of the assessor's current market value.

If no proof is provided and the value must be determined, the current estimate of fair market value, excluding current use valuation, of the property as determined by the local official charged with the responsibility of valuing property for property tax purposes will be used and the taxpayer will be penalized pursuant to Code of Alabama 1975 § 40-22-1 (h).

I attest, to the best of my knowledge and belief that the information contained in this document is true and accurate. I further understand that any false statements claimed on this form may result in the imposition of the penalty indicated in Code of Alabama 1975 § 40-22-1 (h).

Date 8-11-23

Print Chad Thompson

_____ Unattested

(verified by)

Sign _____

(Grantor/Grantee/Owner/Agent) circle one