

THIS INSTRUMENT PREPARED BY:

**J. Clay Maddox
J. Clay Maddox, LLC
ATTORNEYS AT LAW
409 Lay Dam Road
Clanton, AL 35045**

WARRANTY DEED, JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR

SEND TAX NOTICES TO:

295 Grande View PKWY
Maylene AL 35114

STATE OF ALABAMA)

KNOW ALL MEN BY THESE PRESENTS:

Shelby COUNTY)

WHEREAS, in consideration of the sum of Four Hundred Twenty-Six Thousand and 00/100 (\$426,000.00) Dollars and other valuable considerations to the undersigned GRANTOR(S), **Gary Donald Greer and Sharon Futch Greer**, a married couple, in hand paid by the GRANTEE(S), **Justin Poston and Margaret Poston**, the receipt whereof is acknowledged, I(we), the said GRANTOR(S), do(es) hereby grant, bargain, sell and convey unto the said GRANTEE(S), for and during their joint lives, and upon the death of either of them, then to the survivor of them in fee simple, together with every contingent remainder and right of reversion, the following described real estate situated in Shelby County, Alabama, to wit:

Lot 1006, according to the Survey of Grande View Estates, Givianpour Addition to Alabaster, 10th Addition, Phase I, as recorded in Map Book 27 page 95, Shelby County, Alabama.

Deed Ref: Inst. 2001-57259

NOTE: \$276,000.00 of the purchase price was obtained by a Purchase Money Mortgage.

Subject to :

11. Declaration of Protective Covenants recorded in Instrument #1995-05892, First Amendment to Declaration of Protective Covenants recorded in Instrument #1995-28543, Supplementary Declaration of Protective Covenants for Grande View Estates, Givianpour Addition to Alabaster 2nd Addition, recorded in Instrument #1995-28544, Supplementary Declaration of Protective Covenants for Grande View Estates, Givianpour Addition to Alabaster 3rd Addition as recorded in Instrument #1996-00339, Supplementary Declaration of Protective Covenants

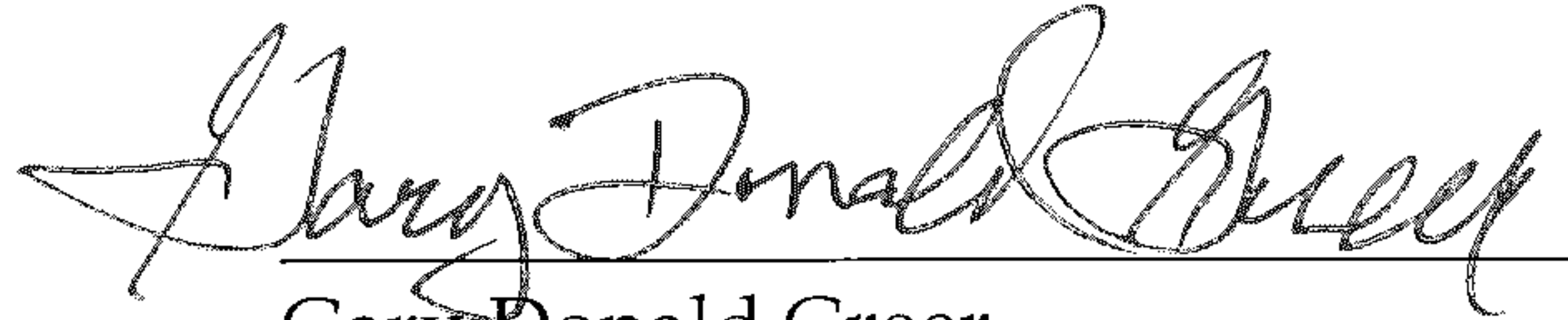
for Grande View Estates, Givianpour Addition to Alabaster, 4th Addition, recorded in Instrument #1996-29192, Supplementary Declaration of Protective Covenants for Grande View Estates, Givianpour Addition to Alabaster, 9th Addition, Phase I, recorded in Instrument #2000-4501, Supplementary Declaration of Protective Covenants for Grande View Estates, Givianpour Addition to Alabaster, 9th Addition, Phase 2, recorded in Instrument #2001-1048 and Supplementary Declaration of Protective Covenants for Grande View Estates, Givianpour Addition to Alabaster, 10th Addition, Phase 1, recorded in Instrument #2001-01049, Articles of Incorporation of Grande View Estates Homeowners' Association, Inc. recorded in Instrument #1995-05890 and By-Laws recorded in Instrument #1995-05891, in the Office of the Judge of Probate of Shelby County, Alabama (if) the lien of ad valorem and similar taxes for 2001 and subsequent years, including any "roll-back" taxes and (in) all matters that would be revealed by a current and accurate physical survey of the subject property.

Reservations as set forth in instrument recorded in Inst 2001-37773 and Inst. 1994-26505.

TO HAVE AND TO HOLD to the said GRANTEE(S), their heirs, executor, administrators, successors and assigns forever.

AND THE GRANTOR(S), do(es) for themselves, their heirs, executors, administrators, successors and assigns, covenant with said GRANTEE(S), their heirs, executor, administrators, successors and assigns, that we are lawfully seized in fee simple of said premises, that I(we) are free from all encumbrances, that I(we) have a good right to sell and convey the same as aforesaid, and that I(we) will, and my(our) heirs, executors, administrators, successors and assigns shall, warrant and defend the same to the said GRANTEE(S), their heirs, executors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the said GRANTOR(S) have hereunto set my(our) hand and seal, on this 7th day of March, 2024.

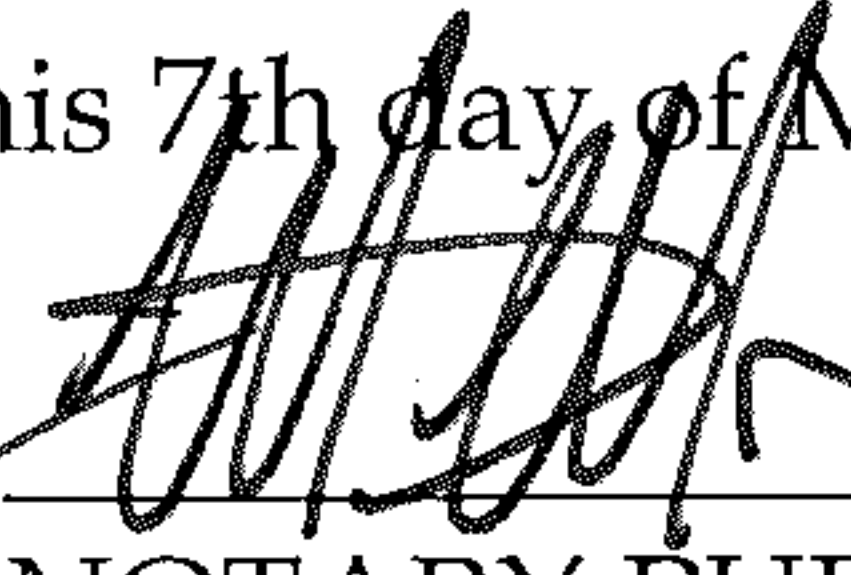

 Gary Donald Greer


 Sharon Futch Greer

STATE OF Alabama)
)
 COUNTY OF Shelby)

I, the undersigned authority, a Notary Public, in and for said County, in said State, hereby certify that **Gary Donald Greer and Sharon Futch Greer** 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, they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 7th day of March, 2024.


 NOTARY PUBLIC
 My Commission Expires: 12-3-2025

Address of Grantee: 295 Grande View
Maylene, AL
35114

Address of Grantor: 320 Golden
Meadows Place
Alabaster, AL
35007

Property Address:
 295 Grande View Parkway
 Maylene, AL 35114

Real Value: \$426,000.00



Filed and Recorded
 Official Public Records
 Judge of Probate, Shelby County Alabama, County
 Clerk
 Shelby County, AL
 03/08/2024 08:42:16 AM
 \$178.00 JOANN
 20240308000063620

Allen S. Bayl