

2007020200050890 1/1 \$161.00  
Shelby Cnty Judge of Probate, AL  
02/02/2007 02:05:27PM FILED/CERT

12615

**SEND TAX NOTICE TO:**

Matthew Scott Peeples  
1159 Rushing Parc Drive  
Hoover, AL 35244

Shelby County, AL 02/02/2007  
State of Alabama

This instrument was prepared by  
**Shannon E. Price, Esq.**  
P. O. Box 19144  
Birmingham, AL 35219

Deed Tax: \$150.00

**WARRANTY DEED**

STATE OF Alabama

**KNOW ALL MEN BY THESE PRESENTS:**

Shelby COUNTY

That in consideration of **One Hundred Fifty Thousand and No/100 Dollars (\$150,000.00)**  
To the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged,  
**Christopher B. Jones, an unmarried man** (herein referred to as grantor, whether one or more), grant, bargain, sell and convey unto  
**Matthew Scott Peeples, an unmarried man** (herein referred to as grantee, whether one or more), the following described real  
estate, situated in **Shelby County, Alabama**, to-wit:

**LOT 11, ACCORDING TO A RESURVEY OF LOT 10A, OF THE CREST AT  
GRESTONE SECOND ADDITION, AS RECORDED IN MAP BOOK 35,  
PAGE 74, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.**

Subject to:

1. The lien of Ad Valorem taxes for the year 2007 are a lien but neither due nor payable until 1 October, 2007.
2. Municipal improvements assessments and fire district dues against subject property, if any.
3. Title to all oil, gas and minerals within and underlying the premises, together with all oil and mining rights and other rights, privileges and immunities relating thereto, together with any release of liability for injury or damage to persons or property as a result of the exercise of such rights.
4. The Crest at Greystone Declaration of Covenants, Conditions and Restrictions recorded in Instrument 1992-22103; First Amendment recorded in Instrument 1994-03752; Second Amendment recorded in Instrument 1995-00941; Third Amendment recorded in Instrument 1995-32703; Fourth Amendment recorded in Instrument 2001-38397 and Fifth Amendment recorded in Instrument 2003091000008050.
5. Building lines, right of ways, easements, restrictions, reservations and conditions, if any, as recorded in Map Book 33, Page 39.

TO HAVE AND TO HOLD to the said grantee, his, her or their heirs and assigns forever.

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, Grantors have hereunto set his/her/their hand(s) and seal(s), this January 26, 2007

**Christopher B. Jones**

(Seal)

STATE OF Alabama

**General Acknowledgment**

Jefferson COUNTY

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that **Christopher B. Jones, an unmarried man** 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.

Given under my hand and official seal this January 26, 2007.

**Richard B. McClelland**  
Notary Public.

**Richard B. McClelland**  
Commission Expires: 10-19-2010

