



20100601000172590 1/2 \$97.00
Shelby Cnty Judge of Probate, AL
06/01/2010 03:09:06 PM FILED/CERT

Send tax notice to:

LEE G. WATSON
4252 MILNER ROAD EAST
BIRMINGHAM, AL, 35242

STATE OF ALABAMA
Shelby COUNTY

This instrument prepared by:
CHARLES D. STEWART, JR.
Executive Real Estate Group, LLC
4898 Valleydale Road, Suite A-2
Birmingham, Alabama 35242

2010159

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of Four Hundred Nine Thousand Five Hundred and 00/100 Dollars (\$409,500.00) in hand paid to the undersigned, MICHAEL TRENT PIVER and MONICA L. PIVER, Husband and Wife (hereinafter referred to as "Grantors") by LEE G. WATSON and JENNIFER W. WATSON (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 12, ACCORDING TO THE AMENDED FINAL RECORD PLAT OF GREYSTONE FARMS, MILNER'S CRESCENT SECTOR, PHASE 4, AS RECORDED IN MAP BOOK 27, PAGE 71, IN THE OFFICE OF THE JUDGE OF PROBATE OF SHELBY COUNTY, ALABAMA.

SUBJECT TO:

1. TAXES FOR THE YEAR BEGINNING OCTOBER 1, 2009 WHICH CONSTITUTES A LIEN BUT ARE NOT YET DUE AND PAYABLE UNTIL OCTOBER 1, 2010.
2. RESTRICTIONS, PUBLIC UTILITY EASEMENTS (INCLUDING 10 FOOT EASEMENT ALONG SIDE LOT LINE) AND BUILDING SETBACK LINES AS SHOWN ON RECORDED AMENDED FINAL RECORD PLAT OF GREYSTONE FARMS, MILNER'S CRESCENT SECTOR, PHASE 4, MAP BOOK 27, PAGE 71, SHELBY COUNTY, ALABAMA.
3. RESTRICTIONS, COVENANTS AND CONDITIONS AS TO GREYSTONE FARMS.
4. RIGHT OF WAY GRANTED TO ALAAMA POWER COMPANY RECORDED IN INSTRUMENT #1998-34328, IN THE OFFICE OF THE JUDGE OF PROBATE OF SHELBY COUNTY, ALABAMA.
5. TITLE TO ALL OIL, GAS AND MINERALS WITHIN AN UNDERLYING THE PREMISES, TOGETHER WITH ALL OIL 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 AS RECORDED IN DEED BOOK 121, PAGE 294.
6. EASEMENT TO SOUTH CENTRAL BELL TELEPHONE COMPANY AS RECORDED IN INSTRUMENT #1995-7422.
7. COVENANTS AND RESTRICTIONS AS RECORDED IN VOLUME 301, PAGE 799.
8. AGREEMENT WITH SHELBY COUNTY CABLE AS RECORDED IN REAL 350, PAGE 545.
9. AGREEMENT RELATING TO WATER SERVICE RECORDED IN INSTRUMENT #1993-20840.
10. AGREEMENT BY AN BETWEEN SHELBY COUNTY, ALABAMA AND DANIEL OAK MOUNTAIN RECORDED IN INSTRUMENT #1992-20786.



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11. AGREEMENT WITH WATER WORKS BOARD AS RECORDED IN REAL VOLUME 235, PAGE 574.
12. RIGHT OF WAY GRANTED TO SHELBY COUNTY RECORDED IN INSTRUMENT #1994-22318.

\$326,800.00 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 May, 2010.


MICHAEL TRENT PIVER

MONICA L. PIVER

STATE OF ALABAMA
COUNTY OF SHELBY

Deed Tax : \$83.00

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that MICHAEL TRENT PIVER and MONICA L. PIVER, whose names 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 executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this the 19th day of May, 2010.

