

Send tax notice to:
(JAMES A. DICKS)
809 CROWN, LLC
6316 HUMPHREYS STREET
HARAHAN, LA 70123

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

2011193

Shelby County, AL 06/08/2011
State of Alabama
Deed Tax: \$627.00

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of Six Hundred Twenty-Seven Thousand and 00/100 Dollars (\$627,000.00) in hand paid to the undersigned, ARTHUR BOYD ENNIS and ANNIE A. ENNIS, Husband and Wife (hereinafter referred to as "Grantors") by 809 CROWN, LLC (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 603, ACCORDING TO THE SURVEY OF GREYSTONE LEGACY, 6TH SECTOR, AS RECORDED IN MAP BOOK 29, PAGE 21, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.

SUBJECT TO:

1. TAXES FOR THE YEAR BEGINNING OCTOBER 1, 2010 WHICH CONSTITUTES A LIEN BUT ARE NOT YET DUE AND PAYABLE UNTIL OCTOBER 1, 2011.
2. RIGHTS OR CLAIMS OF PARTIES IN POSSESSION NOT SHOWN BY PUBLIC RECORDS.
3. ANY LIEN OR RIGHT TO A LIEN, FOR SERVICES, LABOR OR MATERIAL IMPOSED BY LAW AND NOT SHOWN BY PUBLIC RECORDS.
4. DEFECTS, LIENS, ENCUMBRANCES, ADVERSE CLAIMS OR OTHER MATTERS, IF ANY, CREATED, FIRST APPEARING IN THE PUBLIC RECORDS.
5. MUNICIPAL IMPROVEMENTS, TAXES, ASSESSMENTS AND FIRE DISTRICT DUES AGAINST SUBJECT PROPERTY, IF ANY.
6. TITLE TO 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 OPERSONS OR PROPERTY AS A RESULT OF THE EXERCISE OF SUCH RIGHTS AS RECORDED IN REAL BOOK 261, PAGE 493.
7. 10 FOOT EASEMENT ON REAR LOT LINE AS PER PLAT.
8. 7.5 FOOT EASEMENT ON SOUTH LOT LINE AS PER PLAT.
9. RESTRICTIVE COVENANTS, EASEMENT AND RIGHT OF WAY AS SET FORTH IN INSTRUMENT NO. 2001-48193, IN THE PROBATE OFFICE OF SHELBY COUNTY.
10. 50 FOOT MINIMUM BUILDING SETBACK LINE ON THE FRONT AND REAR OF LOT AS SHOWN BY RECORDED MAP.

11. 15 FOOT MINIMUM BUILDING SETBACK LINE ON THE SIDES OF LOT AS SHOWN BY RECORDED MAP.
12. RESTRICTIVE COVENANTS REGARDING GREYSTONE HOMEOWNERS ASSOCIATION AS SET FORTH IN INSTRUMENT NO. 2001-38396 IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.
13. GREYSTONE LEGACY DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS AS SETFORTH IN INSTRUMENT NO. 1999-50995.
14. RESTRICTIONS, LIMITATIONS, CONDITIONS AND RELEASE OF LIABILITY AS SETFORTH IN MAP BOOK 27, PAGE 109, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.
15. DECLARATION OF WATERSHED PROTECTIVE COVENANTS FOR GREYSTONE DEVELOPMENT AS SETFORTH IN INSTRUMENT NO. 2000-17644 WITH ASSIGNMENT AND ASSUMPTION AGREEMENT RECORDED IN INSTRUMENT NO. 2000-20625, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.
16. COVENANTS AND AGREEMENTS FOR WATER SERVICE DATED APRIL 24, 1989 BETWEEN DANTRACT, INC. AND DANIEL REALTY CORPORATION AND SHELBY COUNTY AS SET FORTH IN REAL 235, PAGE 574, ALONG WITH AMENDMENT RECORDED IN INSTRUMENT NO. 1992-20786 AND 2ND AMENDMENT RECORDED IN INSTRUMENT NO. 1993-20840 IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.
17. RELEASE OF DAMAGES AS RECORDED IN INSTRUMENT NO. 2002071000319290 AS RECORDED IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.
18. RECIPROCAL EASEMENT AGREEMENT AS RECORDED IN INSTRUMENT NO. 2001-38396.

\$-0- 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 3rd day of June, 2011.


ARTHUR BOYD ENNIS


ANNIE A. ENNIS

20110608000168070 3/3 \$645.00
Shelby Cnty Judge of Probate, AL
06/08/2011 08:39:54 AM FILED/CERT

STATE OF ALABAMA
COUNTY OF SHELBY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that ARTHUR BOYD ENNIS and ANNIE A. ENNIS, whose name is signed to the foregoing instrument, and who is known to me, acknowledged before me on this day, that, being informed of the contents of the said instrument, she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this the 3rd day of June, 2011.



Notary Public

Print Name:

Commission Expires:

Charles D Stewart, Jr.
4-13-12