


State of Alabama)  
Jefferson County)

  
20110906000261930 1/2 \$36.50  
Shelby Cnty Judge of Probate, AL  
09/06/2011 10:35:31 AM FILED/CERT

### Warranty Deed

**KNOW ALL MEN BY THESE PRESENTS**, That for and in consideration of **Four hundred thirty thousand and no/100 Dollars (\$430,000.00)** to the undersigned **Grantor** in hand paid by the **Grantee** herein, the receipt whereof is acknowledged, **Lyndell E. Stike, Jr. and spouse, Jacqueline M. Stike (Grantors)** do grant, bargain, sell and convey. unto **H. Craig Mattox III and Jennifer L. Mattox (Grantees)** as Joint Tenants with Right of Survivorship the following described real estate situated in Shelby, Alabama to wit:

**Lot 94, according to the Amended Map of The Cove of Greystone Phase 1, as recorded in Mpa Book 26, page 39 A & B, in the Probate Office of Shelby County, Alabama.**

**Subject to:**

- **Restrictions as shown by recorded map.**
- **Release of Damages recorded in Map Book 26, page 39 A & B.**
- **Restrictions, Conditions, Reservation, Release of Damages and Mineral and mining rights and rights incident thereto, Building lines as recorded in Instrument 200141798 and Instrument 2004021300075520.**
- **Grant of Land Easement with Restrictive Covenants regarding Alabama Power Company appearing of record in Instrument 2000/11841.**
- **The Cove of Greystone Declaration of Covenants, Conditions and Restrictions as recorded in Instrument Instrument 1998/38836 corrected by affidavit recorded in Instrument 1998-41636, and Instrument 1995-35678.**
- **Agreement recorded in Instrument 1999/24249 and Instrument 1998/14865 and Instrument 1998-14862.**
- **Articles of Incorporation of Greystone Valley Owners AssociationInc as recorded in Instrument 1995/35677, Amendment to change name to The Cove of Greystone Homeowners Association Inc as recorded in Instrument 1998-38837 and the First Amended and Restated Articles of Incorporation of The Cove of Greystone Homeowners Association Inc as recorded in Instrument 1998-38838.**
- **Agreement and Easement recorded in Instrument 1998/18416.**

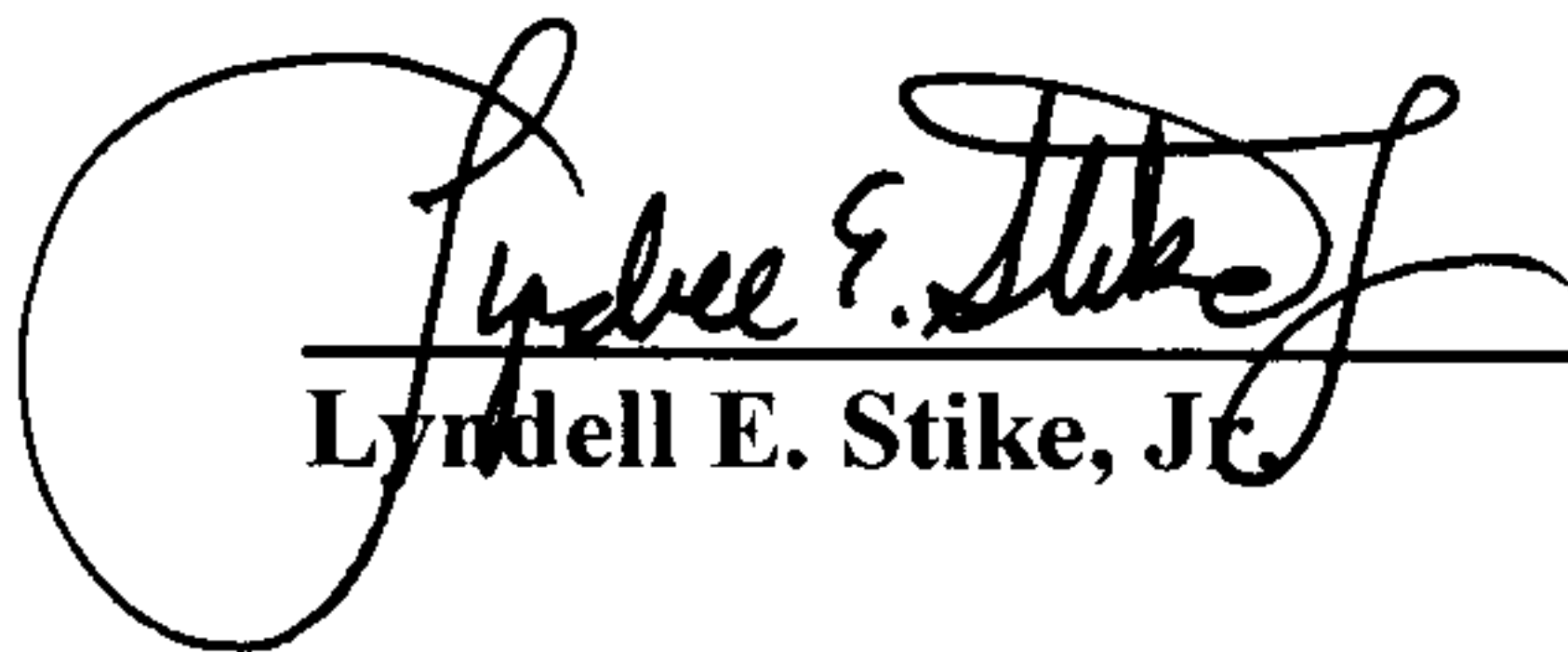
**\$408,500.00 of the consideration was paid from the proceeds of a mortgage loan.**

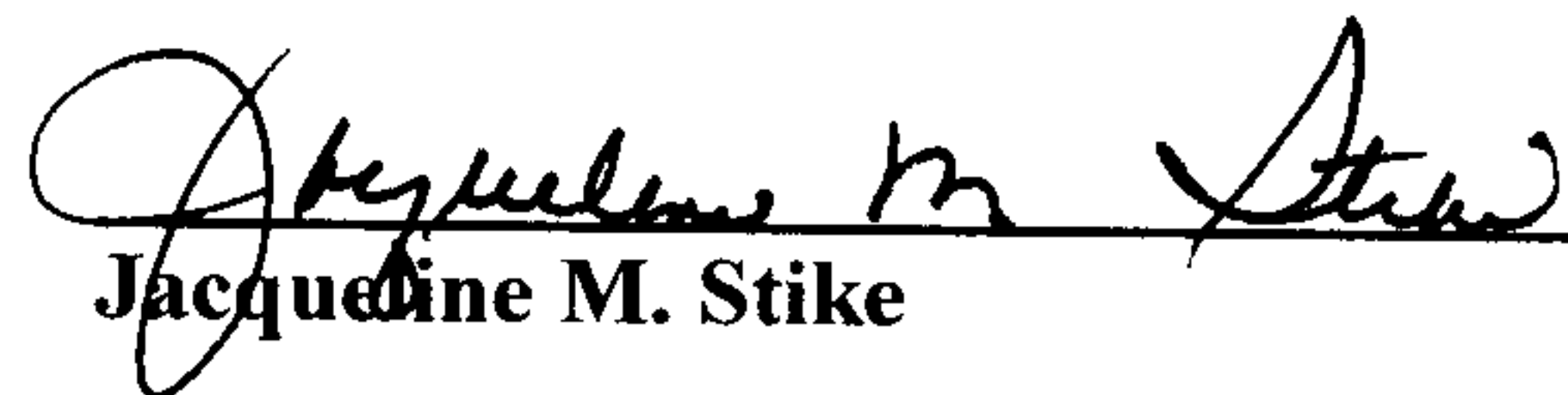
**TO HAVE AND TO HOLD** unto the said **Grantees** as Joint Tenants with Right of Survivorship, their heirs and assigns forever; it being the intention of the Parties to this conveyance, that (unless the joint tenancy hereby created is severed or terminated during the joint lives of the grantees herein) 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, the heirs and assigns of the grantees herein shall take as tenants in common.

And said **Grantors** do for themselves, their heirs, successors, assigns, and personal representatives covenant with said **Grantees**, their heirs, successors and assigns that they are lawfully seized in fee simple of said premises, that they are free from all encumbrances, unless otherwise noted above, that they have a good right to sell and convey the same as aforesaid, and that they will and their heirs, successors, assigns and personal representatives shall, warrant and defend the same to the said **Grantees**, their heirs, successors and assigns forever, against the lawful claims of all persons.

**IN WITNESS WHEREOF**, the said **Grantors** have caused this conveyance to be executed this the 31<sup>st</sup> day of August, 2011.

Shelby County, AL 09/06/2011  
State of Alabama  
Deed Tax: \$21.50

 Seal  
Lyndell E. Stike, Jr.

 Seal  
Jacqueline M. Stike

State of Alabama  
County of Jefferson


I, Gene W. Gray, Jr, a Notary Public in and for said County in said State, hereby certify that Lyndell E. Stike, Jr. and Jacqueline M. Stike whose names are signed to the foregoing instrument and who are personally known to me, acknowledged before me on this day that, being informed of the contents of the instrument, they executed the same voluntarily on the day the same bears date.

Given under my hand and seal this 31 day of August, 2011.

  
Notary Public  
Commission Expires: 11/09/10

This Instrument Prepared By:  
Gene W. Gray, Jr.  
2100 Southbridge Parkway  
Suite 338  
Birmingham, Al 35209  
205 879 3400

Send Tax Notice To:  
H. Craig Mattox III  
Jennifer L. Mattox  
1032 Greystone Cove Dr  
Birmingham, AL 35242  
03-8-27-0-011-030.000-RR

  
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