

Send tax notice to:

AUDRA MICKLE
1150 BERWICK ROAD
BIRMINGHAM, AL, 35242

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

2014271


20140709000207090 1/2 \$104.00
Shelby Cnty Judge of Probate, AL
07/09/2014 09:27:23 AM FILED/CERT

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of Two Hundred Two Thousand and 00/100 Dollars (\$202,000.00) **the amount which can be verified in the Sales Contract between the two parties** in hand paid to the undersigned, JERRY W FANT and JEANNE E. FANT, HUSBAND AND WIFE **whose mailing address** is: 237 BRENLEIGH COURT, SIMPSONVILLE, SC 29680 (hereinafter referred to as "Grantors") by AUDRA MICKLE **whose mailing address** is: 1150 BERWICK ROAD, BIRMINGHAM, AL 35242 (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 25, ACCORDING TO THE SURVEY OF GREYSTONE RIDGE GARDEN HOMES, AS RECORDED IN MAP BOOK 16, PAGE 31, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.

SUBJECT TO:

1. TAXES FOR THE YEAR BEGINNING OCTOBER 1, 2013 WHICH CONSTITUTES A LIEN BUT ARE NOT YET DUE AND PAYABLE UNTIL OCTOBER 1, 2014.
2. EASEMENT(S), BUILDING LINE(S) AND RESTRICTION(S) AS SHOWN ON RECORDED MAP.
3. TRANSMISSION LINE PERMIT(S) GRANTED TO ALABAMA POWER COMPANY AS SHOWN BY INSTRUMENT(S) RECORDED IN DEED BOOK 141, PAGE 180, REAL 333, PAGE 201 AND REAL 377, PAGE 441 IN PROBATE OFFICE.
4. RIGHTS OF OTHERS TO USE OF HUGH DANIEL DRIVE, AS DESCRIBED IN INSTRUMENT RECORDED IN DEED BOOK 301, PAGE 799, IN THE PROBATE OFFICE.
5. COVENANT AND AGREEMENT FOR WATER SERVICE AS SET OUT IN INSTRUMENT BETWEEN DANTRACT AND SHELBY COUNTY, AS SET OUT IN REAL 235, PAGE 574 AND AS AMENDED BY AGREEMENT AS SET OUT AS INST. #1993-2084, IN PROBATE OFFICE.
6. RESTRICTIONS, COVENANTS, CONDITIONS AND BUILDING SETBACK LINES AS SET OUT IN AMENDED RESTATED RESTRICTIVE COVENANTS RECORDED IN REAL 265, PAGE 98, IN PROBATE OFFICE
7. GREYSTONE MULTI-FAMILY DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS, AS RECORDED IN REAL 316, PAGE 239, AS AMENDED BY FIRST AMENDMENT RECORDED IN BEAT 319, PAGE 236, SECOND AMENDMENT AS RECORDED REAL 336, PAGE 281, THIRD AMENDMENT RECORDED AS INST. NO. 1992-4710 AND FOURTH AMENDMENT RECORDED AS INST. NO. 1993-00164 IN PROBATE OFFICE.
8. GREYSTONE RIDGE GARDEN HOMES AND FIRST ADDITION TO GREYSTONE RIDGE GARDEN HOMES DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS RECORDED AS INST. NO. 1992-4720, IN PROBATE OFFICE.
9. RECIPROCAL EASEMENT AGREEMENT PERTAINING TO ACCESS AND ROADWAY EASEMENTS AS SET OUT IN REAL 312, PAGE 214 AND FIRST

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Deed Tax: \$87.00

- AMENDEMENT RECORDED IN REAL 317, PAGE 253 AND SECOND AMENDMENT RECORDED AS INST. NO. 1993-3124, IN PROBATE OFFICE.
10. AGREEMENT BETWEEN DANIEL OAK MOUNTAIN LIMITED PARTNERSHIP AND SHELBY CABLE, INC. RECORDED IN REAL 350, PAGE 545 IN PROBATE OFFICE.
11. EASEMENT TO ALABAMA POWER COMPANY BY INSTRUMENT RECORDED AS INST. NO. 1992-26620 IN PROBATE OFFICE.

\$115,000.00 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 Grantee, 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 30th day of June, 2014.

Jerry W. Fant
By and through Jeanne E. Fant
his attorney in fact
JERRY W FANT

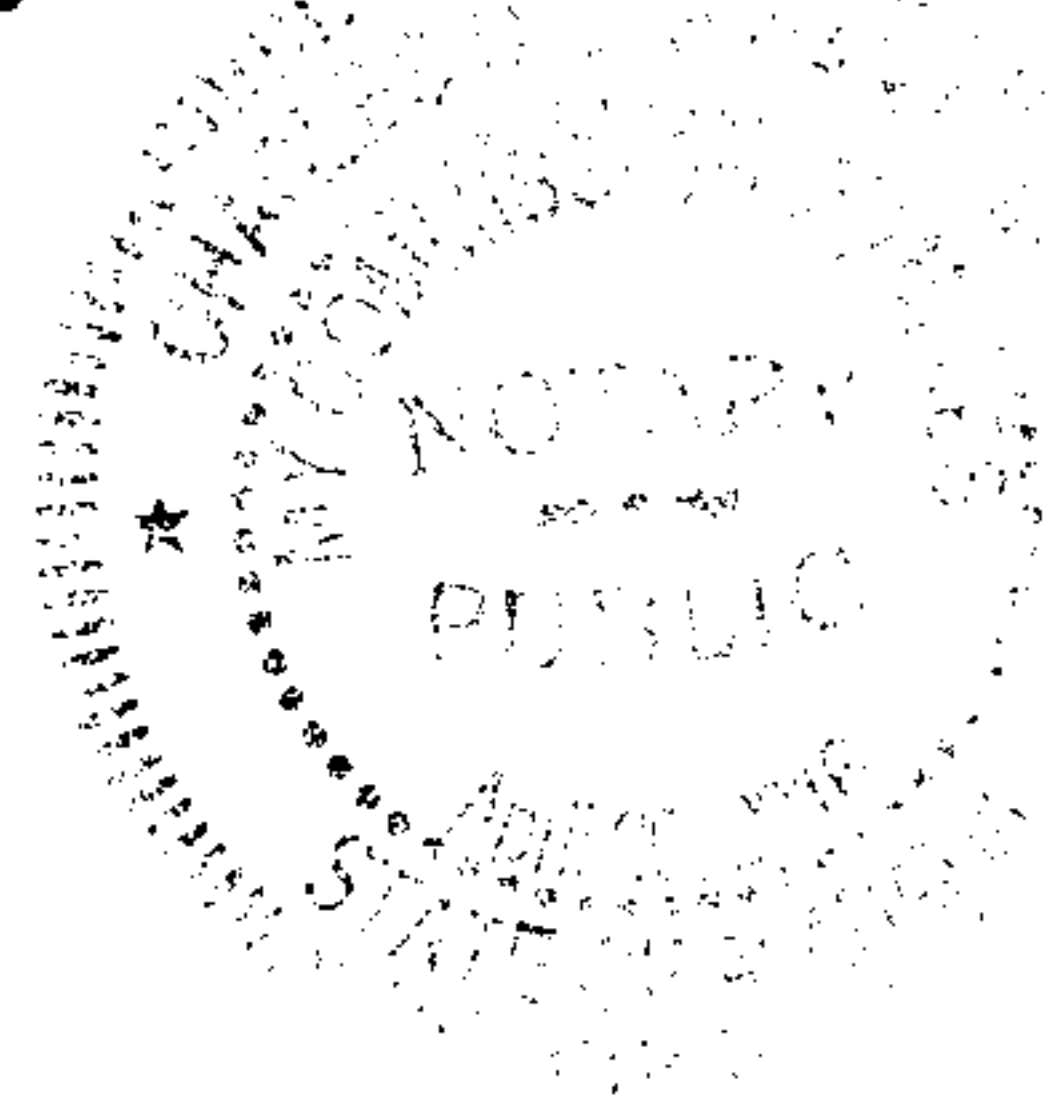
BY AND THROUGH JEANNE E. FANT
HIS ATTORNEY IN FACT

Jeanne E Fant
JEANNE E. FANT

State of Alabama
County of Shelby

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that JEANNE E. FANT, whose name as Agent and Attorney in Fact for JERRY W. FANT, 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 in his capacity as Attorney in Fact for JERRY W. FANT on the day the same bears date.

Given under my hand and official seal this the 30th day of June, 2014.



Notary Public

Print Name:

Commission Expires:

Charles J. Haworth, Jr.
4-30-16

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