

Send tax notice to:


BRIAN L. CHAMBLESS
1150 GREYMOOR ROAD
BIRMINGHAM, AL, 35242

STATE OF ALABAMA
Shelby COUNTY

This instrument prepared by:
CHARLES D. STEWART, JR.
Attorney at Law
4898 Valleydale Road, Suite A-2
Birmingham, Alabama 35242

2014342

WARRANTY DEED


20140722000224790 1/2 \$340.00
Shelby Cnty Judge of Probate, AL
07/22/2014 12:52:34 PM FILED/CERT

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of Seven Hundred Forty Thousand and 00/100 Dollars (\$740,000.00) **the amount which can be verified in the Sales Contract between the two parties** in hand paid to the undersigned, JUDITH W. DUNHAM AND WILLIAM KING DUNHAM, HUSBAND AND WIFE **whose mailing address is:**

360 Woodward Court, Birmingham, AL 35242 (hereinafter referred to as "Grantors") by BRIAN L. CHAMBLESS and KATHERINE D.

CHAMBLESS **whose mailing address is:** 1150 GREYMOOR RD 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, as joint tenants with right of survivorship, the following described real estate situated in Shelby County, Alabama, to-wit:

LOT 37-A, ACCORDING TO THE RESURVEY OF LOT 37, GREYSTONE, 5TH SECTOR, PHASE I, AS RECORDED IN MAP BOOK 19, PAGE 161 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. BUILDING SETBACK LINES AS RECORDED IN INSTRUMENT #1996-6443, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.
3. AMENDED AND RESTATED RESTRICTIONS AS SETFORTH IN REAL BOOK 265, PAGE 96.
4. RIGHTS OF OTHERS TO USE HUGH DANIEL DRIVE AND GREYSTONE DRIVE AS SETFORTH IN DEED BOOK 301, PAGE 799.
5. COVENANT AND AGREEMENT FOR WATER SERVICES AS SETFORTH IN REAL BOOK 235, PAGE 574, AMENDED IN INSTRUMENT #1993-20840 AND IN INSTRUMENT #1993-20786.
6. RECIPROCAL EASEMENT AGREEMENT AS SETFORTH IN REAL BOOK 312, PAGE 274, 1ST AMENDMENT IN REAL BOOK 317, PAGE 253, 2ND AMENDMENT IN INSTRUMENT #1993-3126.
7. GREYSTONE RESIDENTIAL DECLARATION OF COVENANTS, CONDITIONS, RESTRICTIONS AS SETFORTH IN REAL BOOK 317, PAGE 260, AMENDED BY AFFIDAVIT RECORDED IN REAL BOOK 319, PAGE 235, 1ST AMENDMENT RECORDED IN REAL BOOK 346, PAGE 942, 2ND AMENDMENT IN REAL BOOK 378, PAGE 904, 3RD AMENDMENT IN REAL BOOK 397, PAGE 958, 4TH AMENDMENT IN INSTRUMENT #1992-7890, 5TH AMENDMENT IN INSTRUMENT #1993-3123, 6TH AMENDMENT IN INSTRUMENT #1993-10163, 7TH AMENDMENT IN INSTRUMENT #1993-16982, 8TH AMENDMENT IN INSTRUMENT #1993-20968, 9TH AMENDMENT IN INSTRUMENT #1993-32840, 10TH AMENDMENT IN INSTRUMENT #1994-23329, 11TH AMENDMENT IN INSTRUMENT #1995-08111, 12TH AMENDMENT IN

- INSTRUMENT #1995-24267, 13TH AMENDMENT IN INSTRUMENT #2995-34231, 14TH AMENDMENT IN INSTRUMENT #1996-19860, 15TH AMENDMENT IN INSTRUMENT #1996-37514.
8. AMENDMENT BETWEEN DANIEL OAK MOUNTAIN LIMITED PARTNERSHIP AND SHELBY CABLE COMPANY AS SETFORTH IN REAL BOOK 350, PAGE 545.
 9. EASEMENTS AS SHOWN ON RECORDED PLAT.
 10. NOTICE REGARDING AVAILABILITY OF SANITARY SEWER SERVICE IN FAVOR OF SWWC UTILITIES, INC. AS RECORDED IN INSTRUMENT NO. 20131204000469370.

\$417,000.00 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 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 18th day of July, 2014.

Judith W. Dunham
 JUDITH W. DUNHAM

William King Dunham
 WILLIAM KING DUNHAM

STATE OF ALABAMA
 COUNTY OF SHELBY


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 Shelby Cnty Judge of Probate, AL
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I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that JUDITH W. DUNHAM and WILLIAM KING DUNHAM, 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, he/she/they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this the 18th day of July, 2014.

Charles J. Stewart
 Notary Public
 Print Name: Charles J. Stewart
 Commission Expires: 07-20-16