



20140725000228340 1/3 \$146.00
 Shelby Cnty Judge of Probate: AL
 07/25/2014 10:35:16 AM FILED/CERT

Send tax notice to:

JOSEPH M. ADERHOLD
404 RAMSAY 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

2014313

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of Five Hundred Fifty-One Thousand and 00/100 Dollars (\$551,000.00) **the amount which can be verified in the Sales Contract between the two parties** in hand paid to the undersigned, STACEY L. DEFRANCO and DIANA L. DEFRANCO, HUSBAND AND WIFE **whose mailing address** is:

1001 Ashley Brook Ln, Helena AL 35080 (hereinafter referred to as "Grantors") by JOSEPH M. ADERHOLD and TINA M. ADERHOLD **whose mailing address** is: 404 RAMSAY 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, as joint tenants with right of survivorship, the following described real estate situated in Shelby County, Alabama, to-wit:

LOT 301, ACCORDING TO THE SURVEY OF GREYSTONE LEGACY 3RD SECTOR, AS RECORDED IN MAP BOOK 27, PAGE 109, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA. .

Shelby County: AL 07/25/2014
 State of Alabama
 Deed Tax: \$126.00

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. 35 FOOT BUILDING LINE ALONG THE FRONT LOT LINE AND A 100 FOOT BUILDING LINE ALONG THE REAR LOT LINE AS SHOWN ON RECORDED MAP.
3. 10 FOOT EASEMENT ALONG THE WEST LOT LINE AND A 10 FOOT EASEMENT ALONG THE NORTH AND SOUTH LOT LINES AS SHOWN ON RECORDED MAP.
4. RIGHTS OF INTERESTED PARTIES IN AND TO THE EASEMENTS, WHICH RIGHTS ARE NOT SEPARATELY ASSESSED.
5. PERMANENT, PERPETUAL AND NON-EXCLUSIVE EASEMENT TO RUN WITH THE LAND TO GARY G. CRUMPTON AND CHERI H. CRUMPTON, THEIR HEIRS, EXECUTORS, ADMINISTRATORS, PERSONAL REPRESENTATIVES AND ASSIGNS AS RECORDED IN INST. NO. 2001-36997, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.
6. SUBJECT TO COVENANTS, CONDITIONS AND RESTRICTIONS (DELETING THEREFROM, AND RESTRICTIONS INDICATING ANY PREFERENCE, LIMITATION, OR DISCRIMINATION BASED ON RACE, COLOR, RELIGION, SEX, HANDICAP, FAMILY STATUS OR NATIONAL ORIGIN) AS SET FORTH IN THE DOCUMENT RECORDED IN INSTRUMENT NO. 1999-50995, FIRST AMENDMENT RECORDED IN INSTRUMENT NO. 200004911, SECOND AMENDMENT RECORDED IN INSTRUMENT NO. 2000-34390, THIRD AMENDMENT RECORDED IN INSTRUMENT NO. 2000-40197, FOURTH AMENDEMENT RECORDED IN INSTRUMENT NO. 2001-16407, FIFTH AMENDMENT RECORDED IN

- INSTRUMENT NO. 2001-48193, SIXTH AMENDMENT RECORDED IN INSTRUMENT NO. 20020823000401390, SEVENTH AMENDMENT RECORDED IN INSTRUMENT NO. 20021003000479580, EIGHT AMENDMENT RECORDED IN INSTRUMENT NO. 20030220000107790, NINTH AMENDMENT RECORDED IN INSTRUMENT NO. 20030424000253400, TENTH AMENDMENT RECORDED IN INSTRUMENT NO. 20030507000283000, ELEVENTH AMENDMENT RECORDED IN INSTRUMENT NO. 2003102300071510, TWELFTH AMENDMENT RECORDED IN INSTRUMENT NO. 20031105000735500, THIRTEENTH AMENDMENT RECORDED IN INSTRUMENT NO. 20040129000047160, FOURTEENTH AMENDMENT RECORDED IN INSTRUMENT NO. 20040521000271310, FIFTHTEENTH AMENDMENT RECORDED IN INSTRUMENT NO. 20040927000532560, SIXTEENTH AMENDMENT RECORDED IN INSTRUMENT NO. 20061013000509240, SEVENTEENTH AMENDMENT RECORDED IN INSTRUMENT NO. 20070810000376920, (COLLECTIVELY, THE "DECLARATION"), IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.
7. GREYSTONE LEGACY DECLARATION OF CFENANTS, CONDITIONS AND RESTRICTIONS AS SET OUT IN INSTRUMENT NO. 1999-50995, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.
 8. ACCESS EASEMENT AGREEMENT AS RECORDED IN INSTRUMENT NO. 1999-12253 (AFFECTS ENTRANCE ROAD), IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.
 9. EASEMENT AGREEMENT AS RECORDED IN INSTRUMENT NO. 1999-12554(AFFECTS ENTRANCE ROAD), IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.
 10. ACCESS EASEMENT AGREEMENT AND RIGHT OF FIRST REFUSAL AGREEMENT AS RECORDED IN INSTRUMENT NO. 1999-7167, BY AND BETWEEN GREYSTONE DEVELOPMENT COMPANY, LLC AND GILBERT FAMILY PARTNERSHIP, LTD, ROY W. GILBERT, JR AND WIFE, JUDITH L. GILBERT, ROY W. GILBERT, III AND WIFE, SHARON R. GILBERT.
 11. EASEMENT TO ALABAMA POWER COMPANY AS RECORDED IN REAL 133, PAGE 551, DEED BOOK 246, PAGE 848 AND REAL 142, PAGE 188, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.
 12. DECLARATION OF USE RESTRICTIONS BETWEEN GREYSTONE DEVELOPMENT COMPANY, LLC, STILLMEADOW FARM LAND, LTD. AND WALTER DIXON AS RECORDED IN INSTRUMENT NO. 1999-12252, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.
 13. TRANSMISSION LINE PERMIT TO ALABAMA POWER COMPANY AS RECORDED IN DEED BOOK 246, PAGE 849 AND DEED BOOK 138, PAGE 588, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.
 14. RIGHT OF WAY TO SOUTH CENTRAL BELL AS RECORDED IN REAL 21, PAGE 312, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.
 15. EASEMENT TO ALABAMA POWER COMPANY AS RECORDED IN DEED BOOK 351, PAGE 1, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.
 16. RECIPROCAL EASEMENT AND AGREEMENT FOR PERMANENT, PERPETUAL AND NON-EXCLUSIVE EASEMENT TO GREYSTONE DEVELOPMENT COMPANY, LLC, GREYSTONE LEGACY HOMEOWNER'S ASSOCIATION, INC AND GREYSTONE LEGACY OWNERS AS RECORDED IN INSTRUMENT NO. 2001-38396 AND AMENDED IN INSTRUMENT NO. 20040301000102720, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.
 17. QUIT CLAIM DEED AND ASSIGNMENT TO GREYSTONE LEGACY HOMOWNER'S ASSOCIATION, INC AS TO PRIVATE ROADS AND COMMON AREAS AS RECORDED IN INSTRUMENT NO. 20070810000376930, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.

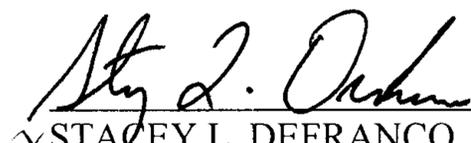
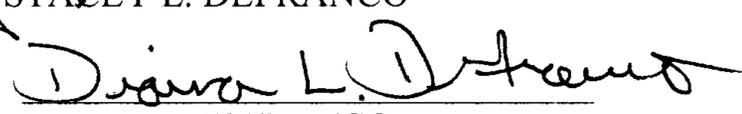


18. EASEMENT AGREEMENT TO SHELBY COUNTY AS RECORDED IN INSTRUMENT NO. 20040102000001560, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.
19. NOTICE REGARDING AVAILABILITY OF SANITARY SEWER SERVICE IN FAVOR OF SWWC, INC. AS RECORDED IN INSTRUMENT NO. 20131204000469370.

\$425,000.00 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 7th day of July, 2014.


 STACEY L. DEFRANCO

 DIANA L. DEFRANCO

STATE OF ALABAMA
 COUNTY OF SHELBY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that STACEY L. DEFRANCO and DIANA L. DEFRANCO, 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 7th day of July, 2014..


 CHARLES D. STEWART, JR.
 Notary Public
 My Commission Expires
 PUBLIC
 April 30, 2016
 STATE OF ALABAMA
 2016


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