

This instrument was prepared by:
CHAMBLEE & MALONE, L.L.C.
5582 APPLE PARK DRIVE
BIRMINGHAM, ALABAMA 35235

SEND TAX NOTICE TO:
GEORGETTA MARIA LOWE
1238 BERWICK ROAD
BIRMINGHAM, AL 35242

STATE OF ALABAMA)
COUNTY OF SHELBY) **GENERAL WARRANTY DEED**


20140804000239560 1/2 \$46.50
Shelby Cnty Judge of Probate, AL
08/04/2014 10:02:23 AM FILED/CERT

KNOW ALL MEN BY THESE PRESENTS: That in consideration of **One Hundred Forty-Seven Thousand and 00/100 (\$147,000.00)** DOLLARS, as evidenced by that certain sales contract between the parties hereto, to the undersigned GRANTORS in hand paid by GRANTEE the receipt whereof is hereby acknowledged, we, **CHARLES D. WALDROP and wife, AMY L. WALDROP**, whose address is 4682 Chris Drive, Birmingham, AL 35235 (hereinafter referred to as GRANTORS), do hereby grant, bargain, sell and convey unto, **GEORGETTA MARIA LOWE**, whose address is **1238 Berwick Road, Birmingham, Alabama 35242**, (hereinafter referred to as GRANTEE), HER heirs and assigns, the following described Real Estate, lying and being in the County of Shelby, State of Alabama, with an address os 1238 Berwick Road, Birmingham, Alabama 35242, to-wit:

LOT 99, ACCORDING TO THE MAP AND SURVEY OF GREYSTONE RIDGE GARDEN HOMES, AS RECORDED IN MAP BOOK 16, PAGE 31, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA

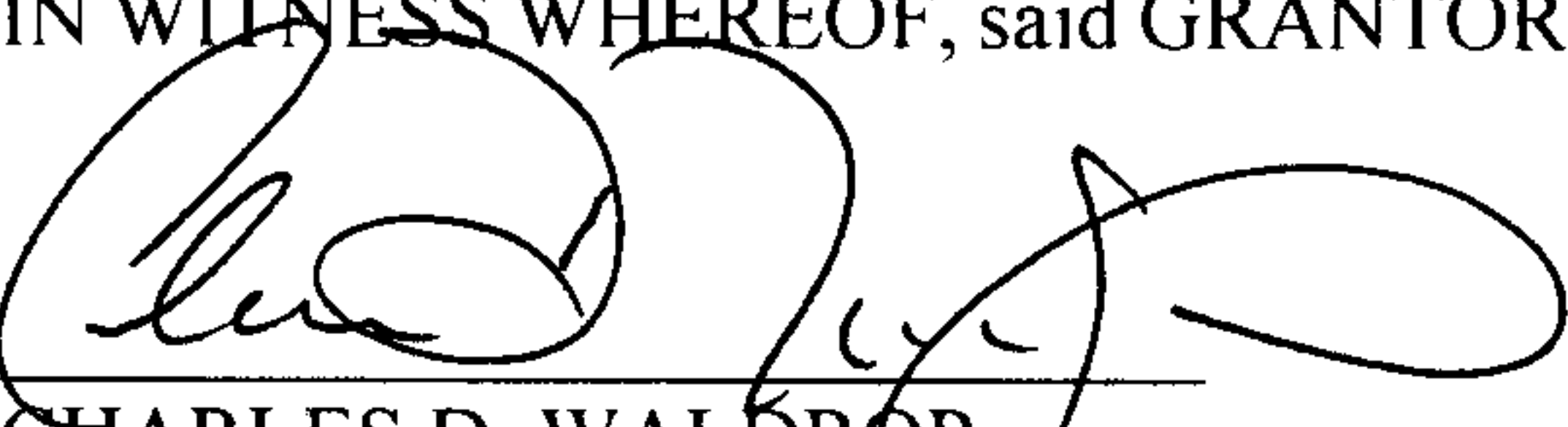
SUBJECT TO: (1) Taxes for the year 2014 and subsequent years. (2) Easements, restrictions, reservations, rights-of-way, limitations, covenants and conditions of record, if any. (3) Mineral and mining rights, if any. (4) **See Attached additional Restrictions**

\$117,600.00 of the above purchase price was paid from the proceeds of a mortgage loan closed simultaneously herewith.

TO HAVE AND TO HOLD to the said GRANTEE, HER heirs and assigns .

AND SAID GRANTORS, for said GRANTORS, GRANTORS' heirs, successors, executors and administrators, covenants with GRANTEE, and with GRANTEE'S heirs and assigns, that GRANTOR Sare lawfully seized in fee simple of the said Real Estate; that said Real Estate is free and clear from all Liens and Encumbrances, except as herein above set forth, and that GRANTORS will, and GRANTORS' heirs, executors and administrators shall, warrant and defend the same to said GRANTEE, and GRANTEE'S heirs and assigns, forever against the lawful claims of all persons.

IN WITNESS WHEREOF, said GRANTORS have hereunto set their hands and seals this the 17th day of July, 2014.

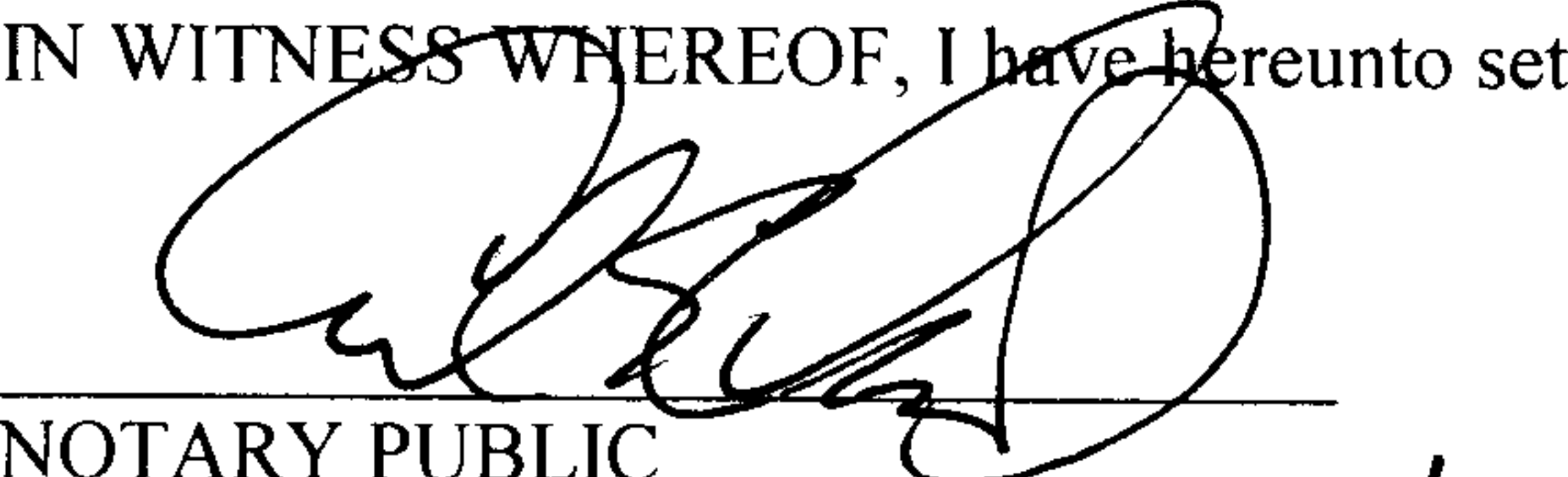

CHARLES D. WALDROP

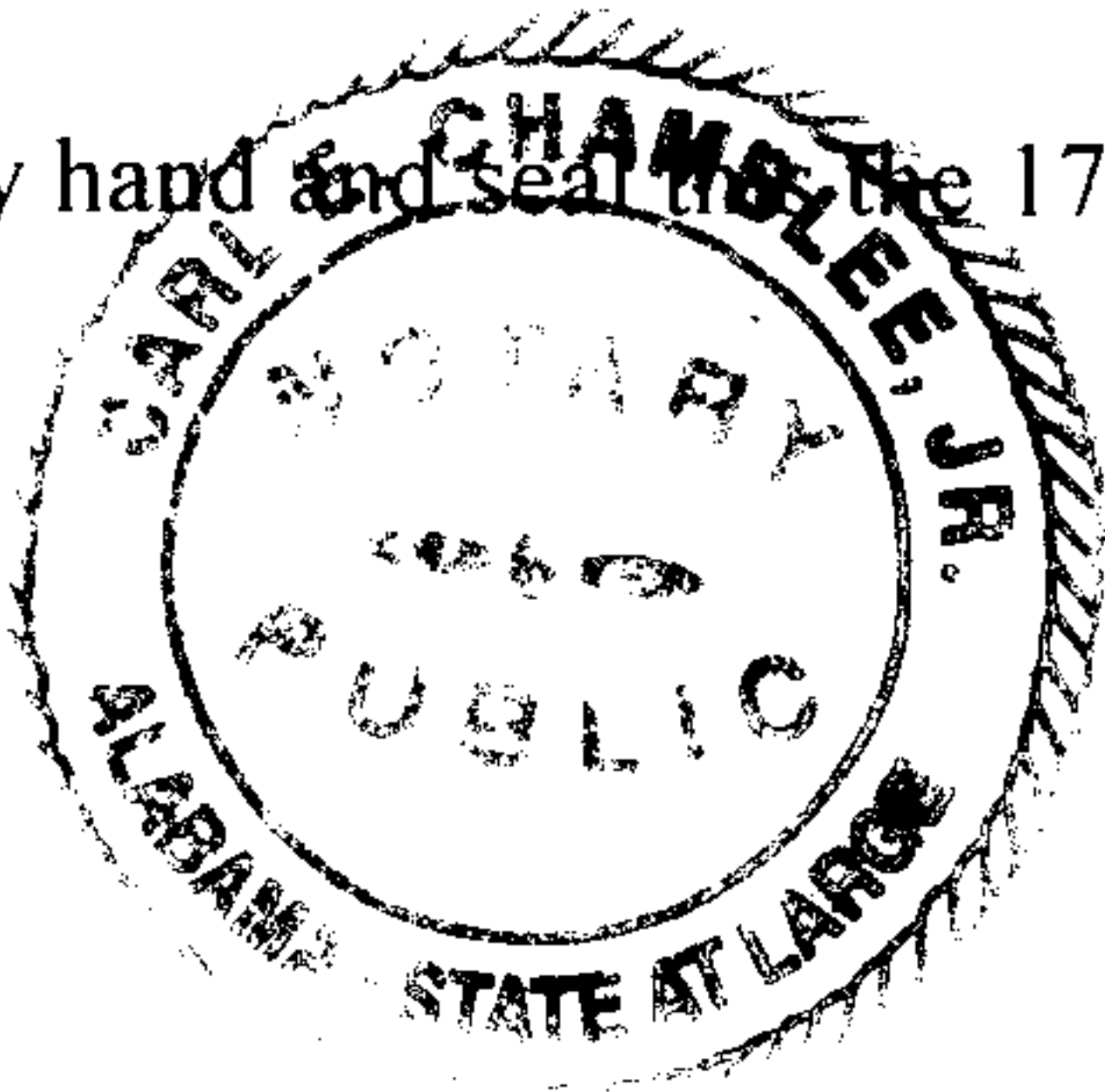

AMY L. WALDROP

STATE OF ALABAMA)
COUNTY OF JEFFERSON)

I, the undersigned, a Notary Public, in and for said County and State, hereby certify that **CHARLES D. WALDROP and wife, AMY L. WALDROP** whose names are signed to the foregoing conveyance and who are known to me, acknowledged before me on this day that, being informed of the contents of the conveyance signed their names voluntarily on the day the same bears date.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this the 17th day of July, 2014.


NOTARY PUBLIC
My Commission Expires: 5/27/16



1. (a) Taxes or assessments that are not shown as existing liens by the records of any taxing authority that levies taxes or assessments on real property or by the Public Records; (b) proceedings by a public agency that may result in taxes or assessments, or notices of such proceedings, whether or not shown by the records of such agency or by the Public Records.
2. Rights or claims of parties in possession not shown by the Public records.
3. Easements or claims of easements, any lien, or right to a lien, for services, labor, or material hereto or hereafter furnished, imposed by law and not shown by the public records.
4. Discrepancies, conflicts in boundary lines, shortage in area, encroachments, and any facts which a correct survey and inspection of the premises would disclose and which are not shown by the public records.
5. Any mineral or mineral rights leased, granted or retained by current or prior owners.
6. Taxes and assessments for the year 2014 and subsequent years and not yet due and payable.
7. Easements and building lines as shown on recorded map(s), including but not limited to any notes, conditions, and restrictions.
8. Right of Way granted to Alabama Power Company by instrument(s) recorded in Deed Book 141, Page 180; Book 333, Page 201; Book 377, Page 441; and Instrument #1992-26820.
9. Title to all minerals within and underlying the premises, together with all mining rights and other rights, privileges, immunities and release of damages relating thereto, as recorded in Deed Book 4, Pages 486, 493 and 495; and Instrument No. 1993-23899.
10. Rights of others to use Hugh Daniel Drive as set out in Deed Book 301, Page 799.
11. Covenants and agreement for water service in Book 235, Page 574 and amended in Instrument #1993-20840.
12. Reciprocal easement agreement in Book 321, Page 274 and amended in Book 317, Page 253 and Instrument #1993-3124.
13. Agreement between Daniel Oak Mountain, LP and Shelby Cable, Inc. in Book 350, Page 545.
14. Restrictions, covenants, conditions and building setback lines as set out in Amended Restated Restrictive Covenants in Book 265, Page 96.
15. Greystone Multi-Family Declaration of Covenants, Conditions and Restrictions, as recorded in Real Volume 316, Page 239, as amended by First Amendment recorded in Real Volume 319, Page 238, Second Amendment as recorded in Real Volume 336, Page 281; and Third Amendment being recorded in Real Volume 397, Page 958, and by Instrument No. 1992-4720, and Fourth Amendment being recorded in Instrument #1993-10164, in said Probate Office, and further amended in Instrument #1995-14646 and Instrument #1995-14647.
16. Greystone Ridge Garden Homes and First Addition to Greystone Ridge Garden Homes Declaration of Covenants, Conditions and Restrictions as recorded in Instrument #1992-4720, in said Probate Office.
17. Declaration of Covenants, Conditions and Restrictions of Greystone Residential Declaration of Covenants, Conditions and Restrictions dated November 6, 1990 which has been recorded in Real 317, Page 260 in the Office of the Judge of Probate of Shelby County, Alabama (the "Probate Office"), which has been amended by (i) First Amendment thereto dated June 6, 1991 and recorded in Real Book 346, Page 942 in said Probate Office, (ii) Second Amendment thereto dated December 20, 1991 and recorded in Real Book 378, Page 904 in said Probate Office, (iii) Third Amendment thereto dated March 26, 1992 and recorded in Real Book 397, Page 958 in said Probate Office, (iv) Fourth Amendment thereto dated August 21, 1992 and recorded as Instrument No. 1992-17890 in said Probate Office, (v) Fifth Amendment thereto dated January 27, 1993 and recorded as Instrument No. 1993-03123 in said Probate Office, (vi) Sixth Amendment thereto dated April 13, 1993 and recorded as Instrument No. 1993-10163 in said Probate Office, (vii) Seventh Amendment thereto dated June 11, 1993 and recorded as Instrument No. 1993-16982 in said Probate Office, (viii) Eighth Amendment thereto dated July 16, 1993 and recorded as Instrument No. 1993-20968 in said Probate Office, (ix) Ninth Amendment thereto dated October 21, 1993 and recorded as Instrument No. 1993-32840 in said Probate Office, (x) Tenth Amendment thereto dated July 25, 1994 and recorded as Instrument No. 1994-23329 in said Probate Office, (xi) Eleventh Amendment thereto dated March 30, 1995 and recorded as Instrument No. 1995-08111 in said Probate Office, (xii) Twelfth Amendment thereto dated September 1, 1995 and recorded as Instrument No. 1995-24267 in said Probate Office, (xiii) Thirteenth Amendment thereto dated November 29, 1995 and recorded as Instrument No. 1995-34231 in said Probate Office, (xiv) Fourteenth Amendment thereto dated December 11, 1995 and recorded as Instrument No. 1995-35679 in said Probate Office, (xv) Fourteenth Amendment thereto dated June 18, 1996 and recorded as Instrument No. 1996-19860 in said Probate Office, (xvi) Fifteenth Amendment thereto dated November 12, 1996 and recorded as Instrument No. 1996-37514 in said Probate Office, (xvii) Sixteenth Amendment thereto dated December 3, 1996 and recorded as Instrument No. 1996-39737 in said Probate Office, (xviii) Seventeenth Amendment thereto dated January 24, 1997 and recorded as Instrument No. 1997-02534 in said Probate Office, (xix) Eighteenth Amendment thereto dated May 14, 1997 and recorded as Instrument No. 1997-17533 in said Probate Office, (xx) Nineteenth Amendment thereto dated September 18, 1997 and recorded as Instrument No. 1997-30081 in said Probate Office, (xxi) Twentieth Amendment thereto dated November 26, 1997 and recorded as Instrument No. 1997-38614 in said Probate Office, (xxii) Twenty-First Amendment thereto dated January 25, 1999 and recorded as Instrument No. 1999-03331 in said Probate Office, (xxiii) Twenty-Second Amendment thereto dated February 12, 1999 and recorded as Instrument No. 1999-06309 in said Probate Office, (xxiv) Twenty-Third Amendment thereto dated November 22, 1999 and recorded as Instrument No. 1999-47817 in said Probate Office, (xxv) Twenty-Fourth Amendment thereto dated July 17, 2002 and recorded as Instrument No. 20020717000334280 in said Probate Office, (xxvi) Twenty-Fifth Amendment thereto dated September 8, 2003 and recorded as Instrument No. 200309090006044430 in said Probate Office, (xxvii) Twenty-Sixth Amendment thereto dated October 23, 2003 and recorded as Instrument No. 20031023000711520 in said Probate Office and (xxviii) Twenty-Seventh Amendment thereto dated October 31, 2003 and recorded as Instrument No. 20031105000735510 in said Probate Office (collectively, with this Twenty-Eighth Amendment, the "Declaration").



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