

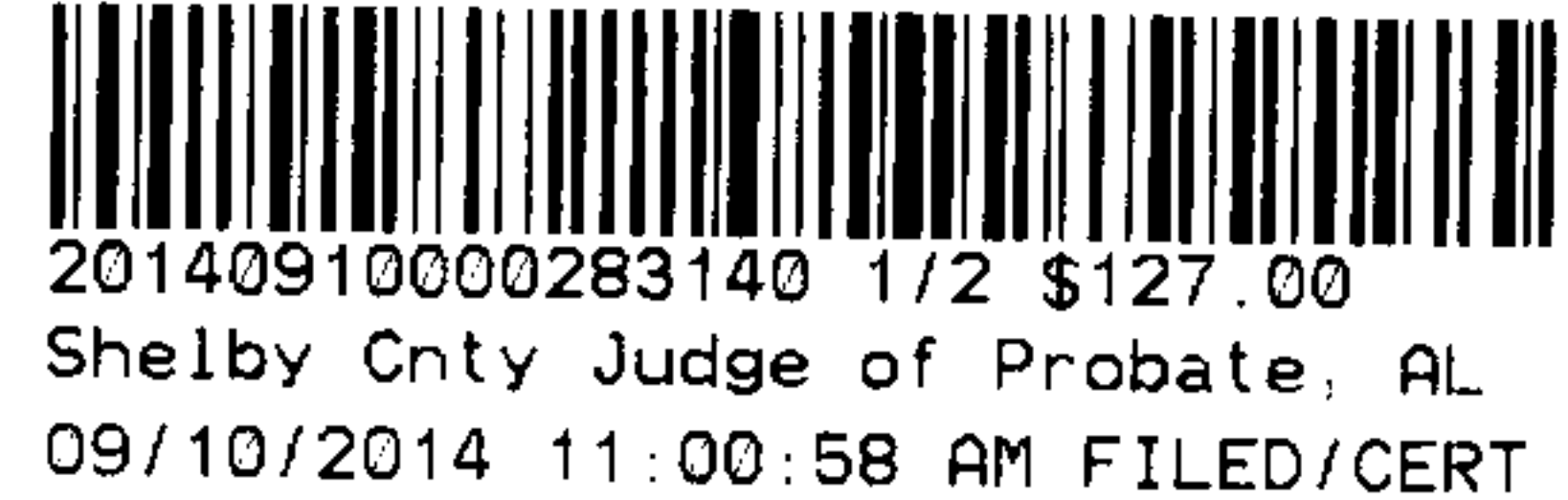
Send tax notice to:

LINDA E. SOKOL
449 NORTH LAKE 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

2014461



WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of Two Hundred Seventeen Thousand Five Hundred and 00/100 Dollars (\$217,500.00) **the amount which can be verified in the Sales Contract between the two parties** in hand paid to the undersigned, ANN B. DOUGLAS, an UNMARRIED WOMAN whose mailing address is:

214 Poinciana Drive, Birmingham, AL 35209

(hereinafter referred to as "Grantors") by LINDA E. SOKOL whose mailing address is: 449 NORTH LAKE 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 18, ACCORDING TO THE FINAL PLAT OF SUBDIVISION, NORTH LAKE AT GREYSTONE, PHASE 3, AS RECORDED IN MAP BOOK 23, PAGE 3, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA. BEING SITUATED IN SHELBY COUNTY, ALABAMA.

ANN B. DOUGLAS IS ONE AND THE SAME PERSON AS ANN B. CRAWFORD.

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. SUCH STATE OF FACTS AS SHOWN ON THE FINAL PLAT OF SUBDIVISION, NORTH LAKE AT GREYSTONE, PHASE 3, AS RECORDED IN MAP BOOK 23, PAGE 3 IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.
3. GREYSTONE FARMS COMMUNITY CENTER PROPERTY DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS, AS SET FORTH IN INSTRUMENT #1995-16403, AS RECORDED IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.
4. DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS AS RECORDED IN INSTRUMENT #1995-16401 AND FIRST AMENDMENT THERETO, RECORDED IN INSTRUMENT #1996-01432; SECOND AMENDMENT THERETO, RECORDED IN INSTRUMENT #1996-21440; THIRD AMENDMENT THERETO, RECORDED IN INSTRUMENT #1997-02587; FOURTH AMENDMENT THERETO, RECORDED IN INSTRUMENT #1998-10062; FIFTH AMENDMENT THERETO, RECORDED IN INSTRUMENT #1998-30335, ALL BEING RECORDED IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.
5. BUILDING SETBACK LINE AS SET OUT IN THE DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS OF GREYSTONE FARMS NORTH AS RECORDED IN INSTRUMENT #1996-17498.
6. DEVELOPMENT AGREEMENT, INCLUDING RESTRICTIONS, CONDITIONS AND COVENANTS AS SET FORTH IN INSTRUMENT #1994-22318, AS RECORDED IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.
7. AMENDED AND RESTATED RESTRICTIVE COVENANTS, AS SET FORTH IN REAL 265, PAGE 96, AS RECORDED IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.
8. RIGHTS OF OTHER TO THE USE OF HUGH DANIEL DRIVE, AS DESCRIBED IN DEED BOOK 301, PAGE 799, AS RECORDED IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.
9. SHELBY CABLE AGREEMENT, AS SET FORTH IN REAL 350, PAGE 545, AS RECORDED IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.
10. COVENANTS AND AGREEMENTS FOR WATER SERVICES AS SET FORTH IN REAL 235, PAGE 574, AS MOIDFIED IN ISNTRUMENT #1992-20786 AND FURTHER

- MODIFIED IN INSTRUMENT #1993-20840, AS RECORDED IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.
11. RIGHT OF WAY GRANTED TO BIRMINGHAM WATER WORKS AS SET FORTH IN INSTRUMENT #1995-11637, IN THE OFFICE OF THE JUDGE OF PROBATE OF SHELBY COUNTY, ALABAMA.
 12. EASEMENT TO BELL SOUTH TELECOMMUNICATIONS AS RECORDED IN INSTRUMENT #1994-7422, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.
 13. GREYSTONE FARMS RECIPROCAL EASEMENT AGREEMENT, AS SET FORTH IN INSTRUMENT #1994-16400, AS RECORDED IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.
 14. TITLE TO ALL OIL, GAS AND MINERALS WITHIN AND UNDERLYING THE PREMISES, TOGETHER WITH ALL OIL AND MINING RIGHTS AND OTHER RIGHTS, PRIVILEGES AND IMMUNITIES RELATING THERETO, TOGETHER WITH ANY RELEASE OF LIABILITY FOR INJURY OR DAMAGE TO PERSONS OR PROPERTY AS A RESULT OF THE EXERCISE OF SUCH RIGHTS AS RECORDED IN DEED BOOK 60, PAGE 260 AND DEED BOOK 121, PAGE 294, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.
 15. ARTICLES OF INCORPORATION OF GREYSTONE FARMS NORTH OWNER'S ASSOCIATION, INC. RECORDED IN INSTRUMENT #1996-199 AND AMENDED IN INSTRUMENT #1997-8840.
 16. AGREEMENT INCLUDING RESTRICTIONS AND COVENANTS AS RECORDED IN INSTRUMENT BETWEEN DANIEL OAK MOUNTAIN LIMITED PARTNERSHIP GREYSTONE RESIDENTIAL ASSOCIATION, INC., GREYSTONE RIDGE, INC. AND UNITED STATES FIDELITY AND GUARANTY COMPANY AS RECORDED IN INSTRUMENT #1994-22318.

\$107,500.00 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 3rd day of September, 2014.


ANN B. DOUGLAS

STATE OF ALABAMA
COUNTY OF SHELBY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that ANN B. DOUGLAS, whose name 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, he/she/they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this the 3rd day of September, 2014.


Notary Public
Print Name: Charles D. Stewart, Jr.
Commission Expires: 4-30-18


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Shelby Cnty Judge of Probate, AL
09/10/2014 11:00:58 AM FILED/CERT