

Send tax notice to:

JAMESON JON SALMON
4129 GUILFORD RD
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

2014662



20150108000008690 1/2 \$27.00
Shelby Cnty Judge of Probate, AL
01/08/2015 02:14:34 PM FILED/CERT

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of One Hundred Ninety-Four Thousand Nine Hundred and 00/100 Dollars (\$194,900.00) **the amount which can be verified in the Sales Contract between the two parties** in hand paid to the undersigned, MICHAEL D. FETTER, AN UNMARRIED PERSON **whose mailing address is:**

10106 Kenley Way Birmingham AL 35242

(hereinafter referred to as "Grantors") by JAMESON JON SALMON and MELISSA LAWSON SALMON **whose mailing address is:** 4129 GUILFORD RD, BIRMINGHAM, AL, 35242 (hereinafter referred to as Grantees") the receipt and sufficiency of which are hereby acknowledged, Grantor does, as joint tenants with right of survivorship, by these presents, grant, bargain, sell, and convey unto Grantees, the following described real estate situated in Shelby County, Alabama, to-wit:

LOT 129-A, ACCORDING TO A RESURVEY OF LOTS 125-129, GREYSTONE FARMS, GUILFORD PLACE, PHASE I, AS RECORDED IN MAP BOOK 23, PAGE 21, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.

SUBJECT TO:

1. TAXES FOR THE YEAR BEGINNING OCTOBER 1, 2014 WHICH CONSTITUTES A LIEN BUT ARE NOT YET DUE AND PAYABLE UNTIL OCTOBER 1, 2015.
2. SUCH STATE OF FACTS AS SHOWN ON THE SURVEY OF THE FINAL RECORD PLAT OF GREYSTONE FARMS, MILL CREEK SECTOR, PHASE 2, AS RECORDED IN MAP BOOK 21, PAGE 21, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.
3. BUILDING SETBACK LINES AS SHOWN BY RESTRICTIONS AS RECORDED IN INSTRUMENT NO. 1995-16401 AND 1ST AMENDMENT RECORDED IN INSTRUMENT NO. 1995-1432 AND 2ND AMENDMENT RECORDED AS INSTRUMENT NO. 1996-21440 AND MAP BOOK 21, PAGE 21.
4. SUBJECT TO COVENANTS, CONDITIONS AND RESTRICTIONS AS SET FORTH IN THE DOCUMENT RECORDED IN INSTRUMENT NO. 1995-16401, AND 1ST AMENDMENT RECORDED IN INSTRUMENT NO. 1995-1432 AND 2ND AMENDMENT RECORDED AS INSTRUMENT NO. 1996-21440, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.
5. 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 121, PAGE 294 AND DEED BOOK 60, PAGE 260, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.
6. EASEMENT TO BELLSOUTH COMMUNICATION AS RECORDED IN INSTRUMENT NO. 1995-7422, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.
7. AMENDED AND RESTATED RESTRICTIVE COVENANTS INCLUDING BUILDING SETBACK LINES AND SPECIFIC PROVISIONS FOR DENSE BUFFER ALONG HUGH DANIEL DRIVE, ALL AS SET OUT IN INSTRUMENT RECORDED IN REAL 165, PAGE 96.
8. SHELBY CABLE AGREEMENT AS RECORDED IN REAL 350, PAGE 545.

9. COVENANTS AND AGREEMENT FOR WATER SERVICE AS SET OUT IN AN AGREEMENT RECORDED IN REAL BOOK 235, PAGE 574 AS MODIFIED BY AGREEMENT RECORDED AS INSTRUMENT NO. 1996-20786, AS FURTHER MODIFIED BY AGREEMENT RECORDED AS INSTRUMENT NO. 1993-20840.
10. RIGHT OF WAY GRANTED TO SHELBY COUNTY AS SET FORTH IN INSTRUMENT NO. 1994-21963, IN THE OFFICE OF THE JUDGE OF PROBATE OF SHELBY COUNTY, ALABAMA.
11. DEVELOPMENT AGREEMENT BETWEEN DANIEL OAK MOUNTAIN LIMITED PARTNERSHIP, GREYSTONE RESIDENTIAL ASSOCIATION, INC., GREYSTONE RIDGE, AND UNITED STATES FIDELITY AND GUARANTY COMPANY AS RECORDED IN INSTRUMENT NO. 1994-22318 AND 1ST AMENDMENT RECORDED IN INSTRUMENT NO. 1996-0530
12. GREYSTONE FARMS RECIPROCAL EASEMENT AGREEMENT AS SET OUT IN INSTRUMENT NO. 1995-16400.

\$185,155.00 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.

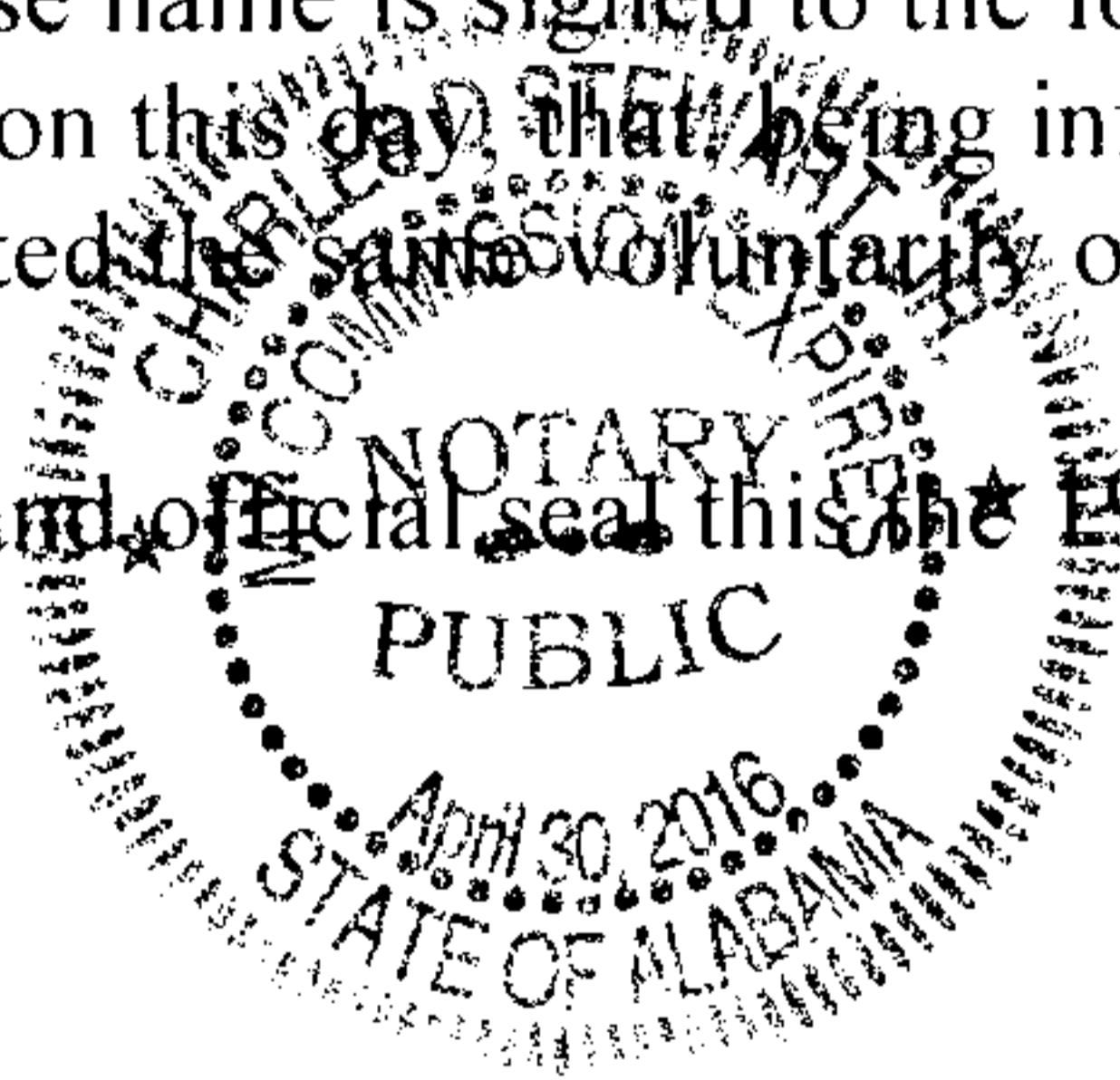
IN WITNESS WHEREOF, said Grantor, has hereunto set his/her hand and seal this the 19th day of December, 2014.

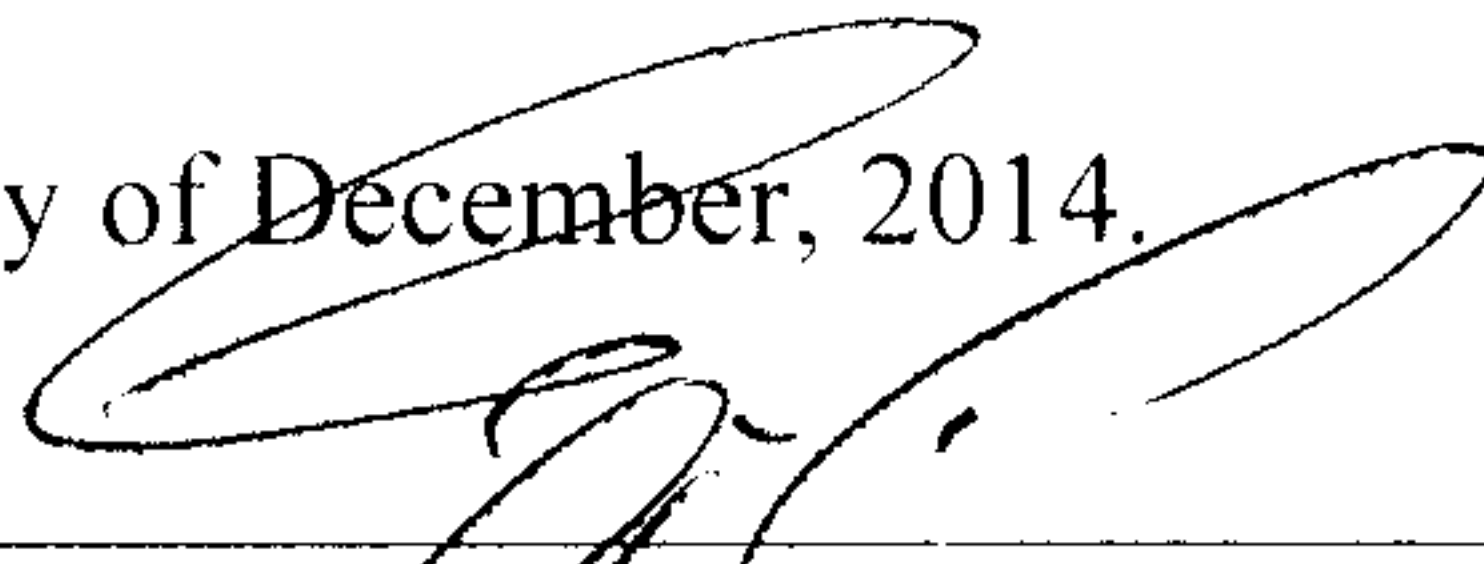

 MICHAEL D. FETTER


STATE OF ALABAMA
 COUNTY OF SHELBY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that MICHAEL D. FETTER, 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 19th day of December, 2014.




 Notary Public
 Print Name: Charles D. Stewart, J
 Commission Expires: 4-30-16


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