

Send tax notice to:


DAVID ACTON BUILDING CORP
4898 VALLEYDALE RD STE A4
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

2015028

WARRANTY DEED


20150126000026500 1/3 \$295.00
Shelby Cnty Judge of Probate, AL
01/26/2015 12:09:03 PM FILED/CERT

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of Two Hundred Seventy-Five Thousand and 00/100 Dollars (\$275,000.00) **the amount which can be verified in the Sales Contract between the two parties** in hand paid to the undersigned, JOHN WILLIAM MINOR, IV, AN UNMARRIED MAN **whose mailing address is:**

PO Box 330609, Nashville, TN 37203

(hereinafter referred to as "Grantors") by DAVID ACTON BUILDING CORPORATION **whose mailing address is:** 8135 CASTLEHILL 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, the following described real estate situated in Shelby County, Alabama, to-wit:

LOT 46, ACCORDING TO THE SURVEY OF GREYSTONE, 7TH SECTOR, PHASE 1, AS RECORDED IN MAP BOOK 18, PAGE 120 A & B, 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. Greystone Residential Declaration of Covenants, Conditions and Restrictions dated November 6, 1998 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 First Amendment recorded in Real Book 346, Page 942 in said Probate Office, Second Amendment recorded in Real Book 378, Page 904 in said in said Probate Office, Third Amendment recorded in Real Book 397, Page 958 in said Probate Office, Fourth Amendment recorded as Instrument # 1992-17890 in said Probate Office, Fifth Amendment recorded as Instrument # 1993-03123 in said Probate Office, Sixth Amendment recorded in Instrument # 1993-10163 in said Probate Office, Seventh Amendment recorded as Instrument # 1993-16982 in said Probate Office, Eighth Amendment recorded as Instrument # 1993-20968 in said Probate Office, Ninth Amendment recorded as Instrument # 1993-32840 in said Probate Office, Tenth Amendment recorded as Instrument # 1994-23329 in said Probate Office, Eleventh Amendment recorded as Instrument # 1995-08111 in said Probate Office, Twelfth Amendment recorded as Instrument # 1995-24267 in said Probate Office, thirteenth Amendment recorded as Instrument # 1995-34231 in said Probate Office, Fourteenth Amendment recorded as Instrument # 1995-35679 in said Probate Office, Fourteenth Amendment recorded as Instrument # 1996-19860 in said Probate Office, Fifteenth Amendment recorded as Instrument # 1996-37514 in said Probate Office, Sixteenth Amendment recorded as instrument # 1996-39737 in said Probate Office, Seventeenth amendment recorded as Instrument # 1997-02534 in said Probate Office, Eighteenth Amendment recorded as Instrument # 1997-17533 in said Probate Office, Nineteenth

Amendment recorded as Instrument # 1997-30081 in said Probate Office, Twentieth Amendment recorded as Instrument # 1997-38614 in said Probate Office, Twenty-First Amendment recorded as Instrument # 1999-0331 in said Probate Office, Twenty-Second Amendment recorded as Instrument # 1999-06309 in said Probate Office, Twenty-Third Amendment recorded as Instrument # 1999-47817 in said Probate Office, Twenty-Fourth Amendment recorded as Instrument # 20020717000334280 in said Probate Office, Twenty-Fifth Amendment recorded as Instrument # 200309090006044430 in said Probate Office, Twenty-Sixth Amendment recorded in Instrument # 20031023000711520 in said Probate Office, Twenty-Seventh Amendment recorded as Instrument # 20031105000735 510 in said Probate Office, Twenty-Eighth Amendment recorded as Instrument # 20040521000271290 in said Probate Office, Twenty-Ninth Amendment recorded as Instrument # 20040630000361770.

3. RESTRICTIONS AND CONDTIONS AS SET FORTH IN REAL 316, PAGE 239; REAL 338, PAGE 836; REAL 364, PAGE396 AND REAL 374, PAGE 970.
4. RIGHT OF WAY TO ALABAMA POWER COMPANY AS SET OUT IN INSTRUMENT(S) RECORDED IN REAL 333, PAGE 138 AND INSTRUMENT #9805-7988.
5. TITLE TO ALL MINERALS WITHIN AND UNDERLYING THE PREMISES, TOGETHER WITH ALL 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 AND INSTRUMENT #1994-25081.
6. AMENDED AND RESTATED RESTRICTIVE COVENANTS INCLUDING BUILDING SET BACK LINES AND SPECIFIC PROVISIONS FOR DENSE BUFFER ALONG HUGH DANIEL DRIVE, AS RECORDED IN REAL VOLUME 265, PAGE 96.
7. COVENANTS AND AGREEMENT FOR WATER SERVICE AS RECORDED IN REAL VOLUME 235, PAGE 574 AND MODIFIED IN INSTRUMENT #1992-20786 AND FURTHER MODIFIED IN INSTRUMENT #1993-20840.
8. RIGHTS OF OTHERS TO THE USE OF HUGH DANIEL DRIVE AS RECORDED IN DEED BOOK 301, PAGE 799.
9. EASEMENTS, RESTRICTIONS, BUILDING LINES, COVENANTS AND AGREEMENTS RECORDED IN INSTRUMENT #1994-34098.
10. RELEASE OF DAMAGES AS SET OUT IN INSTRUMENT RECORDED IN INSTRUMENT #1994-34098.
11. RECIPROCAL EASEMENT AGREEMENT AS RECORDED IN BOOK 312, PAGE 274 AND AMENDED IN BOOK 317, PAGE 253.
12. NOTICE OT THE INSURED IS HEREBY GIVEN THAT THE RECORDED SUBDIVISION MAP AS RECORDED IN MAP BOOK 18, APGE 120 A, B AND C, CONTIANS ON THE FACE OF SAME A STATEMENT PERTAINING TO NATUAL LIME SINK HOLES. NO LIABILITY IS ASSUMED HEREUNDER FOR SAME.
13. AMY LOSS OR CLAIM DUE TO UNPAID CHARGES TO GREYSTONE RESIDENTIAL ASSOCIATION, INC. ASSESSMENT DUES OR ANY OTHER HOMEONWER ASSOCIAITON ASSESSMENT DUES.
14. RIGHT OF TENANTS IN POSSESSION.

\$0.00 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 20th day of January, 2015.

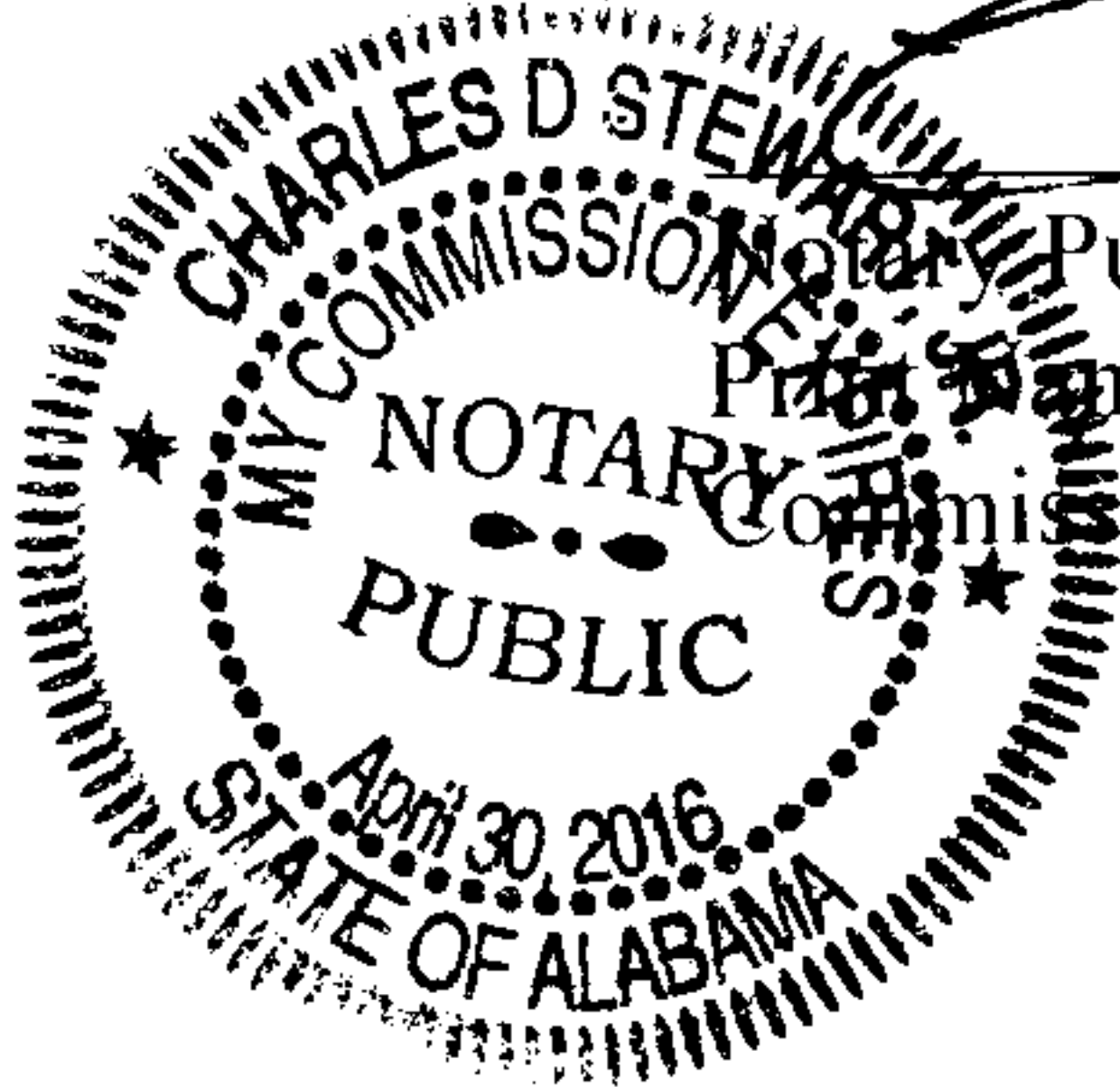



JOHN WILLIAM MINOR, IV

STATE OF ALABAMA
COUNTY OF SHELBY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that JOHN WILLIAM MINOR, IV, 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 20th day of January, 2015.


Charles D. Stewart, Notary Public
My Commission Expires: April 30, 2016
C 30-16


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Shelby Cnty Judge of Probate, AL
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