

Send tax notice to:  
ROBERT BLACK  
363 NORTH LAKE DRIVE  
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

2015155

**WARRANTY DEED**

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of Six Hundred Forty Thousand and 00/100 Dollars (\$640,000.00) **the amount which can be verified in the Sales Contract between the two parties** in hand paid to the undersigned, JOSEPH K. CUEVAS and ALICIA CUEVAS, HUSBAND AND WIFE **whose mailing address is: 531 CASTLEBRIDGE LANE BIRMINGHAM, AL 35242** (hereinafter referred to as "Grantors") by ROBERT BLACK and BARBARA BOLEN **whose mailing address is: 363 NORTH LAKE DRIVE, 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 19, ACCORDING TO THE SURVEY OF FIRST AMENDED PLAT OF GREYSTONE FARMS NORTH, PHASE I, AS RECORDED IN MAP BOOK 23, PAGE 57, IN THE OFFICE OF THE JUDGE OF PROBATE 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. RELEASE OF DAMAGES, RESTRICTIONS, MODIFICATIONS, COVENANTS, CONDITIONS, RIGHTS PRIVILEGES IMMUNITIES AND LIMITATIONS, AS APPLICABLE, AS SET OUT IN INSTRUMENT NO. 1999-26765.
3. TITLE TO ALL MINERALS WITHIN AND UNDERLYING THER PROPERTY, TOGETHER WITH ALL MINING RIGHTS AND OTHER RIGHTS, PRIVILEGES IMMUNITIES AND RELEASE OF DAMAGES RELATING THERETO, AS RECORDED IN DEED BOOK 121, PAGE 294 AND DEED BOOK 60, PAGE 260, AND ANY DAMAGES RELATING TO THE EXERCISE OF SUCH RIGHTS OR THE EXTRACTION OF SUCH MINERALS.
4. AMENDED AND RESTATED RESTRICTIVE COVENANTS AS SET OUT IN INSTRUMENT RECORDED IN REAL 265, PAGE 96.
5. SHELBY CABLE AGREEMENT AS SET OUT IN REAL 350, PAGE 545.
6. BUILDING SETBACK LINE AS SET OUT IN THE DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS OF GREYSTONE FARMS NORTH AS RECORDED IN INSTRUMENT NO. 1996-17498 AND AMENDED IN INSTRUMENT NO. 1998-10063 AND AS SHOWN BY MAP BOOK 23, PAGE 57.


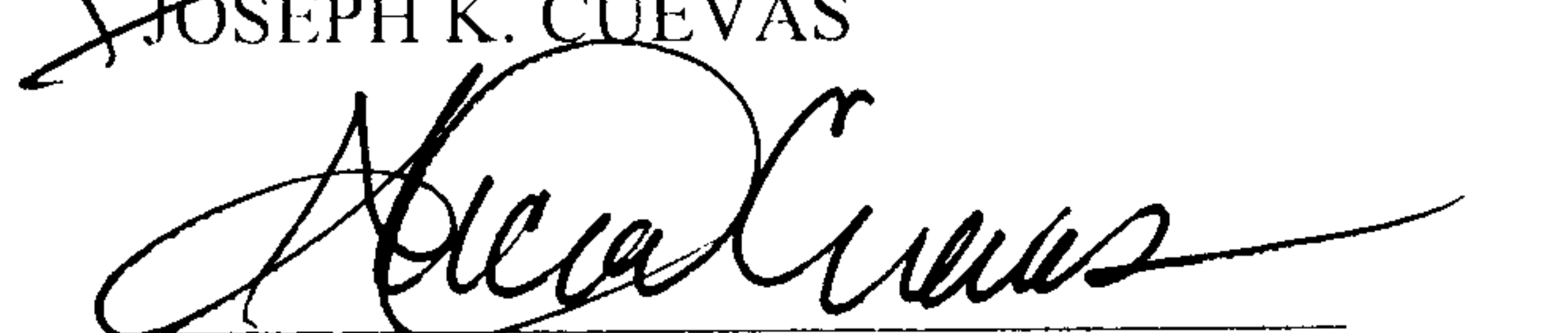
7. COVENANTS AND AGREEMENT FOR WATER SERVICE AS SET OUT IN AGREEMENT RECORDED IN REAL 235, PAGE 574 AS MODIFIED BY INSTRUMENT NO. 1992-20786 AND FURTHER MODIFIED BY INSTRUMENT NO. 1993-20840.
8. DEVELOPMENT AGREEMENT INCLUDING RESTRICTIONS AND COVENANTS AS SET OUT IN INSTRUMENT BETWEEN DANIEL OAK MOUNTAIN LIMITED PARTNERSHIP, GREYSTONE RESIDENTIAL ASSOCIATIONS, INC. GREYSTONE RIDGE, INC. AND UNITED STATES FIDELITY AND GUARANTY COMPANY AS RECORDED IN INSTRUMENT NO. 1994-22318; FIRST MENDMENT RECORDED IN INSTRUMENT NO. 1996-530 AND SECOND AMENDMENT RECORDED IN INSTRUMENT NO. 1998-16170.
9. GREYSTONE FARMS RECIPROCAL EASEMENT AGREEMENT AS RECORDED IN INSTRUMENT NO. 1995-16400 AND INSTRUMENT NO. 1996-17497.
10. AGREEMENT WITH REGARD TO SANITARY SEWER SYSTEM AS SET OUT IN MAP BOOK 19, PAGE 96 AND INSTRUMENT NO. 1995-4395.
11. DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS AS TO GREYSTONE FARMS NORTH AS RECORDED IN INSTRUMENT NO. 1996-17498 AND AMENDED IN INSTRUMENT NO. 1998-10063.
12. ARTICLES OF INCORPORATION OF GREYSTONE FARMS NORTH OWNERS ASSOCIATION AS RECORDED IN INSTRUMENT NO. 1996-199 AND FIRST AMENDMENT RECORDED IN INSTRUMENT NO. 1997-8840.
13. EASEMENT AGREEMENT BY AND BETWEEN GREYSTONE FARMS NORTH, LLC EQUINE PARTNERS, LLC., NORTH LAKE AT GREYSTONE OWNER'S ASSOCIATION, INC. AND GREYSTONE COVE, LLC RECORDED IN INSTRUMENT NO. 1998-18416.
14. RECIPROCAL USE AGREEMENT BY AND BETWEEN NORTH LAKE AT GREYSTONE OWNER'S ASSOCIATION, INC. AND THE COVE AT GREYSTONE HOMEOWNERS ASSOCIATION, INC. AS SET OUT IN INSTRUMENT NO. 1999-24249.

\$400,000.00 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.

  
20150327000097020 2/3 \$260.00  
Shelby Cnty Judge of Probate, AL  
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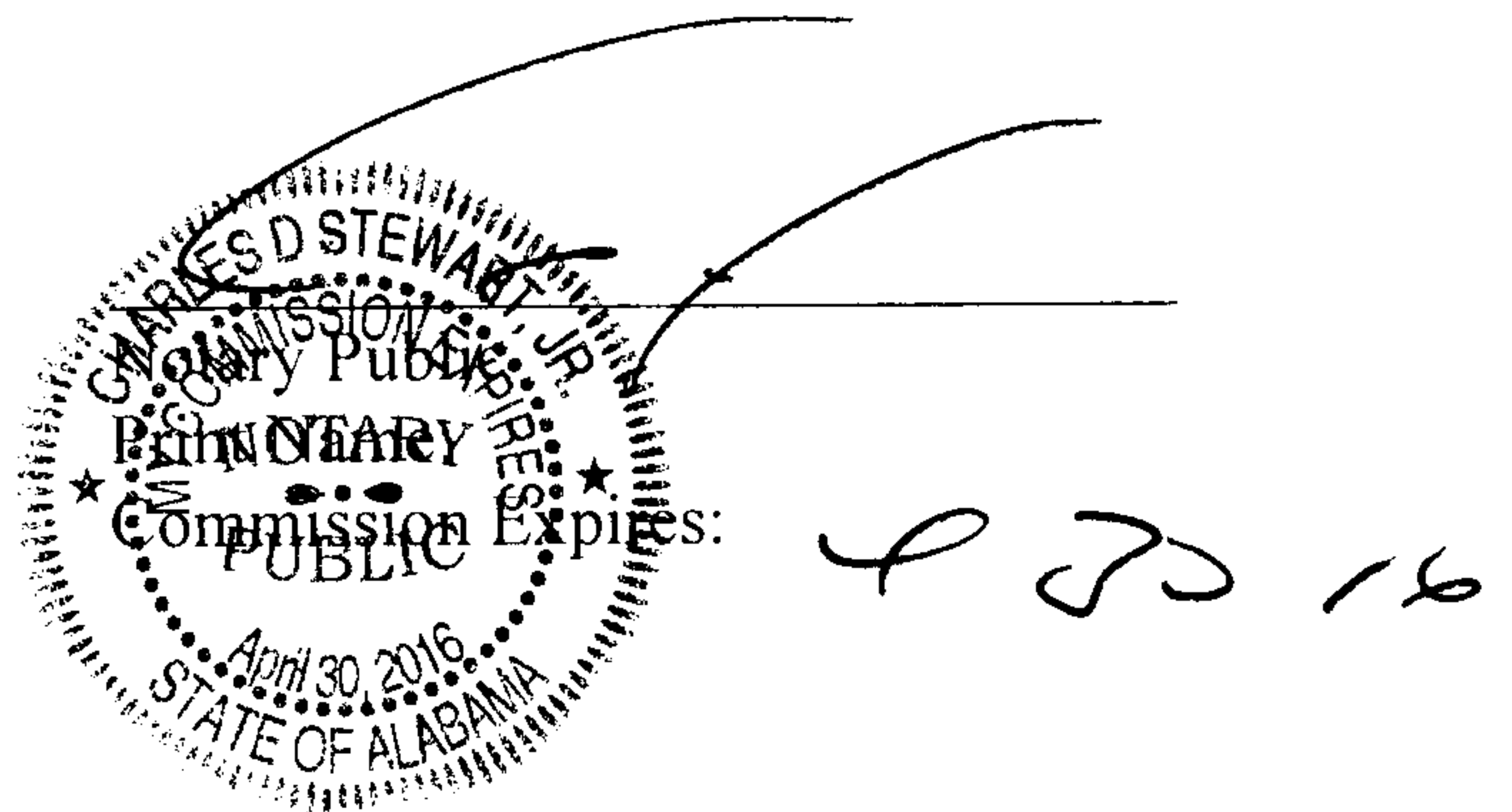
IN WITNESS WHEREOF, said Grantor, has hereunto set his/her hand and seal this the 18th day of March, 2015.


  
JOSEPH K. CUEVAS  
  
ALICIA CUEVAS

STATE OF ALABAMA  
COUNTY OF SHELBY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that JOSEPH K. CUEVAS and ALICIA CUEVAS whose name(s) is/are signed to the foregoing instrument, and who is/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 18th day of March, 2015.



  
20150327000097020 3/3 \$260.00  
Shelby Cnty Judge of Probate, AL  
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