

Send tax notice to:
ROBERT MICHAEL CHILDS
5299 GREYSTONE WAY
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

2015313

Shelby COUNTY



20150617000203520 1/3 \$66.00
Shelby Cnty Judge of Probate, AL
06/17/2015 02:29:02 PM FILED/CERT

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS:

That is consideration of Four Hundred Fifty-Nine Thousand and 00/100 Dollars (\$459,000.00) the amount which can be verified in the Sales Contract between the two parties in hand paid to the undersigned, CROWN PROPERTIES OF AL, LLC, A LIMITED LIABILITY COMPANY whose mailing address is:

5260 Greystone Way Bham AL 35242
by ROBERT MICHAEL CHILDS and JANINE M. CHILDS whose mailing address is:
5299 GREYSTONE WAY, 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 23, ACCORDING TO THE SURVEY OF GREYSTONE 6TH SECTOR, AS RECORDED IN MAP BOOK 17, PAGES 54 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 DUE AND PAYABLE UNTIL OCTOBER 1, 2015.
2. 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 4, PAGE 495; DEED BOOK 60, PAGE 260 AND DEED BOOK 121, PAGE 294, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.
3. TERMS, PROVISIONS, COVENANTS, CONDITIONS, RESTRICTIONS, EASEMENTS, CHARGES ASSESSMENTS AND LIENS PROVIDED FOR IN THE COVENANTS, CONDITIONS AND RESTRICTIONS (DELETING THEREFROM, AND RESTRICTIONS INDICATING ANY PREFERENCE, LIMITATION, OR DISCRIMINATION BASED ON RACE, COLOR, RELIGION, SEX, HANDICAP, FAMILY STATUS OR NATIONAL ORIGIN) AS SET FORTH IN THE DOCUMENT RECORDED IN REAL BOOK 317, PAGE 260 AMENDED BY AFFIDAVIT IN REAL BOOK 319, PAGE 235, 1ST AMENDMENT IN REAL BOOK 346, PAGE 942, 2ND AMENDMENT IN REAL BOOK 378, PAGE 904, 3RD AMENDMENT IN REAL BOOK 397, PAGE 958, 4TH AMENDMENT IN INSTRUMENT NO. 1993-16982; AMENDMENT IN INSTRUMENT NO. 1993-03123; 6TH AMENDMENT IN INSTRUMENT NO. 1993-10163; 7TH AMENDMENT IN INSTRUMENT NO. 1993-16982; 8TH AMENDMENT IN INSTRUMENT NO. 1993-20968; 9TH AMENDMENT IN INSTRUMENT NO. 1993-32840; 10TH AMENDMENT IN INSTRUMENT NO. 1994-233329; 11TH AMENDMENT IN INSTRUMENT NO. 1995-08111; 12TH AMENDMENT IN INSTRUMENT NO. 1995-24267; 13TH AMENDMENT IN

INSTRUMENT NO. 199534231; 14TH AMENDMENT IN INSTRUMENT NO. 1995-35679 AND INSTRUMENT NO. 1996-19860; 15TH AMENDMENT IN INSTRUMENT NO. 1996-37514; 16TH AMENDMENT RECORDED IN INSTRUMENT NO. 1996-39737; 17TH AMENDMENT IN INSTRUMENT NO. 1997-02534; 18TH AMENDMENT IN INSTRUMENT NO. 1997-17533; 19TH AMENDMENT IN INSTRUMENT NO. 1997-30081; 20TH AMENDMENT IN INSTRUMENT NO. 1997-38614; 21ST AMENDMENT IN INSTRUMENT NO. 1999-03331; 22ND AMENDMENT IN INSTRUMENT NO. 1999-06309; 23RD AMENDMENT IN INSTRUMENT NO. 1999-47817; 24TH AMENDMENT IN INSTRUMENT NO. 20020717000334280; 25TH AMENDMENT IN INSTRUMENT NO. 20030909000604430; 26TH AMENDMENT IN INSTRUMENT NO. 20031023000711520; 27TH AMENDMENT IN INSTRUMENT NO. 20031105000735510 AND 28TH AMENDMENT IN INSTRUMENT NO. 20040521000271290, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.

4. RIGHTS OF OTHERS TO USE OF HUGH DANIEL DRIVE AND GREYSTONE DRIVE, AS DESCRIBED IN INSTRUMENT RECORDED IN DEED BOOK 301, PAGE 799.
5. AGREEMENT BETWEEN DANIEL OAK MOUNTAIN, LTD. AND SHELBY CABLE, INC. AS RECORDED IN REAL BOOK 350, PAGE 545.
6. EASEMENT AGREEMENT TO SHELBY COUNTY AS RECORDED IN INSTRUMENT NO. 20040102000001570.
7. RESTRICTIONS, RESERVATIONS, LIMITATIONS, BUILDING LINES AND RELEASE OF DAMAGES, RECORDED IN INSTRUMENT 1993-20197, IN THE PROBATE OFFICE OF SHELBY CONTY, ALABAMA.
8. RESTRICTIONS APPEARING OF RECORD IN INSTRUMENT 1993-24342 IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.
9. RESTRICTIONS REGARDING ALABAMA POWER COMPANY RECORDED IN INSTRUMENT 1993-1193 IN THE PROBATE OFFICE OF SHELBY COUNTY ALABAMA.
10. MINIMUM SQUARE FOOTAGE REQUIREMENTS AND BUILDNG SETBACK LINES PURSUANT TO THE TERMS OF THE DECLARATION OF COVENANTS, CONDITIONS, RESTRICTIONS RECORDED IN REAL 317, PAGE 260; REAL 346, PAGE 942 AND IN MAP BOOK 17, PAGE 72 AND IN REAL 381 PAGES 217-222, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.
11. COVENANTS AND AGREEMENTS FOR WATER SERVICES RECORDED IN REAL 235, PAGE 574 IN THE PROBATE OFFICE OF SHELBY COUNTY ALABAMA.
12. RECIPROCAL EASEMENT AGREEMENT PERTAINING TO ACCESS AND ROADWAY.
13. RELEASE OF DAMAGES AS SET OUT IN INSTRUMENT 1993-24342 AND IN DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS APPEARING OF RECORD IN REAL 317, PAGE 260 AND ALSO SET OUT IN PARAGRAPH (I) IN DEED FROM DANIEL OAK MOUNTAIN TO CROSS/KIMBRELL PARTNERSHIP RECORDED IN REAL 381 PAGES 217-222 IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.
14. NOTE: MAP BOOK 17, PAGE 54, SHOWS THE FOLLOWING RESERVATION: SINKHOLE PRONE AREAS- THE SUBDIVISION SHOWN HEREON INCLUDING LOTS AND STREETS, LIES IN AN AREA WHERE NATURAL LIME SINKS MAY OCCUR. SHELBY COUNTY, THE SHELBY COUNTY ENGINEER, THE SHELBY COUNTY PLANNING COMMISSIONER AND THE INDIVIDUAL MEMBERS THEREOF AND ALL OTHER AGENTS SERVANTS OR EMPLOYEES OF SHELBY COUNTY, ALABAMA, MAKE NO REPRESENTATIONS THAT THE SUBDIVISION LOTS AND STREETS ARE SAFE OR SUITABLE FOR RESIDENTIAL CONSTRUCTION OR FOR ANY OTHER PURPOSE WHATSOEVER. "AREA UNDERLAIN BY LIMESTONES AND THUS MAY BE SUBJECT TO LIME SINK ACTIVITY"
15. RESTRICTIONS APPEARING OF RECORD IN INSTRUMENT 20021002000476370: INSTRUMENT 200213-3403 AND INSTRUMENT


20150617000203520 2/3 \$66.00
Shelby Cnty Judge of Probate, AL
06/17/2015 02:29:02 PM FILED/CERT

20040521000271290 IN THE PROBATE OFFICE OF SHELBY COUNTY
ALABAMA.

\$413,000.00 OF THE CONSIDERATION WAS PAID FROM THE PROCEEDS OF
A MORTGAGE LOAN.

TO HAVE AND TO HOLD unto the said Grantee(s) as joint tenants, with right of
survivorship, their heirs and assigns, forever; it being the intention of the parties to this
conveyance, that (unless the joint tenancy hereby created is severed or terminated during
the joint lives of the grantees herein) in the event one grantee herein survives the other,
the entire interest in fee simple shall pass to the surviving grantee, and if one does not
survive the other, then the heirs and assigns of the grantees herein shall take as tenants in
common.

IN WITNESS WHEREOF, the said Grantor, CROWN PROPERTIES OF AL, LLC,
by ANN MARIE JAMES, its MEMBER, who is authorized to execute this conveyance,
has hereunto set its signature and seal on this the 22nd day of May, 2015.

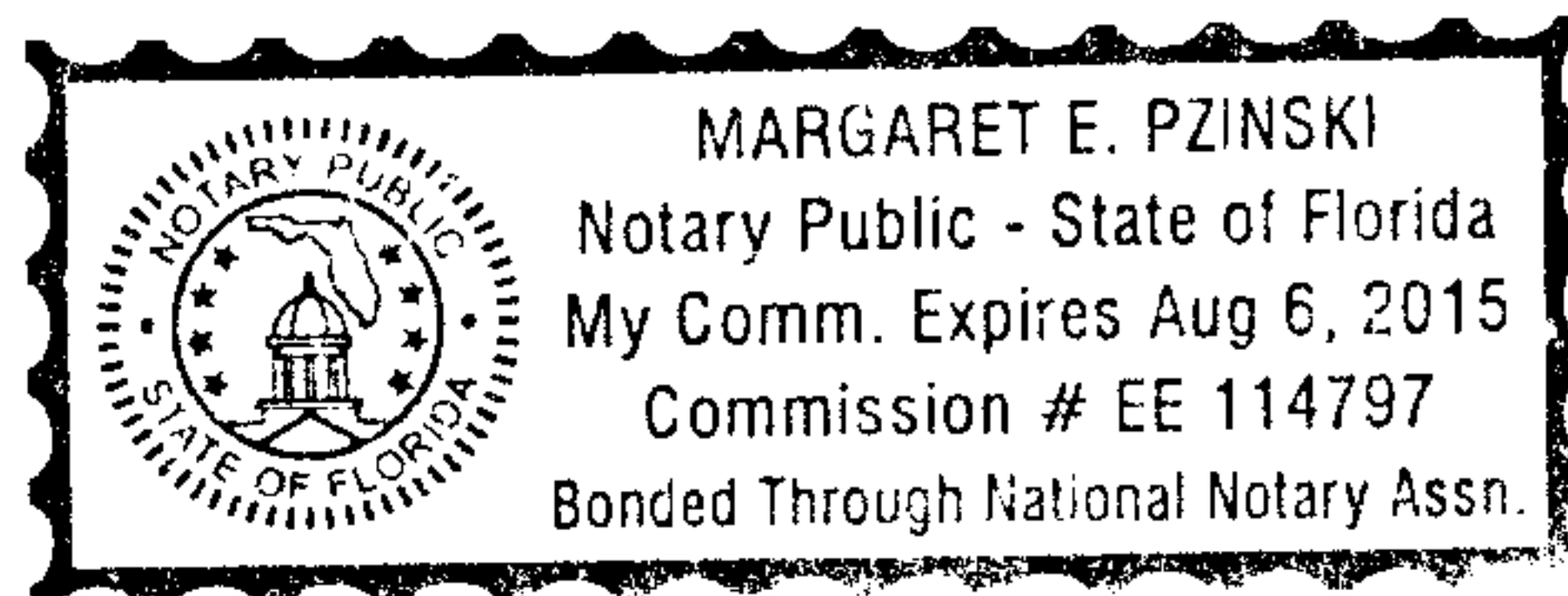
CROWN PROPERTIES OF AL., LLC

BY: ANN MARIE JAMES
ITS: MEMBER

STATE OF FLORIDA
COUNTY OF OKALOOSA

I, the undersigned, a Notary Public in and for said County, in said State, hereby
certify that ANN MARIE JAMES, whose name as MEMBER of CROWN
PROPERTIES OF AL, LLC, is signed to the foregoing instrument, and who known to
me, acknowledged before me on this day, that, being informed of the contents of the said
instrument and with full authority, he executed the same voluntarily for and as the act of
said limited liability company.

Given under my hand and official seal this the 22nd day of May, 2015.



Margaret E. Pzinski
Notary Public
Print Name:
Commission Expires:

20150617000203520 3/3 \$66.00
Shelby Cnty Judge of Probate, AL
06/17/2015 02:29:02 PM FILED/CERT