

Send tax notice to:
DON MYERS
1312 BERWICK CIRCLE
HOOVER, ALABAMA 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

2015420

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of One Hundred Eighty-Seven Thousand and 00/100 Dollars (\$187,000.00) the amount which can be verified in the Sales Contract between the two parties in hand paid to the undersigned, CHARLENE BECK, A SINGLE INDIVIDUAL and CHARLES K. BECK, A SINGLE INDIVIDUAL AND MARY C. BECK, A SINGLE INDIVIDUAL whose mailing address is: 3800 KNOLLWOOD DRIVE, MOUNTAIN BROOK, AL 35243 (hereinafter referred to as "Grantors") by R. DANIEL MYERS and ALICIA M. MYERS whose mailing address is: 1312 BERWICK CIRCLE, HOOVER, ALABAMA, 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 74, ACCORDING TO THE SURVEY OF FIRST ADDITION TO GREYSTONE RIDGE GARDEN HOMES, AS RECORDED IN MAP BOOK 16, PAGE 32, IN THE OFFICE OF THE JUDGE OF PROBATE 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. A 20 FOOT EASEMENT AS SHOWN BY RECORD MAP.
3. DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS FOR GREYSTONE RIDGE GARDEN HOMES AND FIRST ADDITION TO GREYSTONE RIDGE GARDEN HOMES AS RECORDED IN INSTRUMENT #1992-4720.
4. TRANSMISSION LINE PERMIT TO ALABAMA POWER COMPANY RECORDED IN DEED BOOK 141, PAGE 180, REAL BOOK 333, PAGE 201, AND REAL BOOK 377, PAGE 441.
5. MINERAL AND MINING RIGHTS AS RECORDED IN DEED BOOK 4, PAGES 486, 493 AND 495
6. RIGHTS OF OTHERS TO USE HUGH DANIEL DRIVE AS DESCRIBED IN DEED BOOK 301, PAGE 799.
7. COVENANTS AND AGREEMENT FOR WATE SERVICE AS RECORDED IN REAL BOOK 235, PAGE 574 AND AMENDED IN INSTRUMENT #1993-20840
8. RESTRICTIONS, COVENANTS AND CONDITIONS AND BUILDING SETBACK LINES AS SET OUT IN AMENDED RESTATED RESTRICTIVE COVENANTS RECORDED IN REAL BOOK 265, AGE 96.

9. GREYSTONE MULTI-FAMILY DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS AS RECORDED IN REAL BOOK 316, PAGE 239 AS AMENDED IN REAL BOOK 319, PAGE 238; REAL BOOK 336, PAGE 281; REAL BOOK 39, PAGE 958; INSTRUMENT # 1992-4710 AND INSTRUMENT #1993-10164.
10. RECIPROCAL EASEMENT AGREEMENT PERTAINING TO ACCESS AND ROADWAY EASEMENTS AS RECORDED IN REAL BOOK 312, PAGE 274 AND AMENDED IN REAL BOOK 317, PAGE REAL 317, PAGE 253 AND INSTRUMENT NO. 1993-3124
11. AGREEMENT BETWEEN DANIEL OAK MOUNTAIN LIMITED PARTNERSHIP AND SHELBY CABLE, INC. RECORDED IN REAL BOOK 350, PAGE 545.
12. EASEMENT TO ALABAMA POWER COMPANY RECORDED IN INSTRUMENT #1992-26820
13. RESTRICTIONS CONTAINED IN THAT DEED FROM GREYSTONE RIDGE PARTNERSHIP AS RECORDED IN INSTRUMENT #1992-12004

\$ 149,600/- OF THE CONSIDERATION AS WAS PAID FROM THE PROCEEDS OF A MORTGAGE LOAN.

THIS PROPERTY IS NOT THE HOMESTEAD OF THE GRANTORS AS DEFINED BY THE CODE OF ALABAMA.

CHARLENE BECK, CHARLES K. BECK AND MARY C. BECK ARE THE SURVIVING GRANTEEES ON THAT DEED RECORDED IN INSTRUMENT #1995-374, THE OTHER GRANTEE, HARLAN K. BECK HAVING DIED ON DECEMBER 17, 2003.

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.

IN WITNESS WHEREOF, said Grantor, has hereunto set his/her hand and seal
this the 10th day of July, 2015.

Charlene Beck
By and Through Charles K. Beck
Her Attorney in Fact

CHARLENE BECK
BY AND THROUGH CHARLES K. BECK
HER ATTORNEY IN FACT

Mary C. Beck
By and Through Charles K. Beck
Her Attorney in Fact

MARY C. BECK
BY AND THROUGH CHARLES K. BECK
HER ATTORNEY IN FACT

Charles K. Beck
CHARLES K. BECK

STATE OF ALABAMA
COUNTY OF SHELBY

I, the undersigned, a Notary Public in and for said County, in said State, hereby
certify that CHARLES K. BECK 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 10th day of July, 2015.

Notary Public

Print Name:

Commission Expires:

State of Alabama
County of Shelby

I, the undersigned, a Notary Public in and for said County, in said State, hereby
certify that Charles K. Beck, whose name as Agent and Attorney in Fact for Charlene Beck
and Mary C. Beck, 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 executed the same voluntarily in his capacity as Attorney in Fact for
Charlene Beck and Mary C. Beck on the day the same bears date.

Given under my hand and official seal this the 10th day of July, 2015.

Notary Public

Print Name:

Commission Expires:



Filed and Recorded
Official Public Records
Judge James W. Fuhrmeister, Probate Judge,
County Clerk
Shelby County, AL
07/14/2015 02:19:58 PM
\$57.50 CHERRY
20150714000239250

James W. Fuhrmeister