

Send tax notice to:
SHAY MORGAN
8121 CASTLEHILL ROAD
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

2015445

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of Five Hundred Forty Thousand and 00/100 Dollars (\$540,000.00) the amount which can be verified in the Sales Contract between the two parties in hand paid to the undersigned, MELISSA C. KENDALL and CHRIS D. KENDALL, WIFE AND HUSBAND whose mailing address is: 141 FOREST CLUB DRIVE, CHESTERFIELD, MO 63005 (hereinafter referred to as "Grantors") by SHAY MORGAN and STEVEN C. MORGAN whose mailing address is: 8121 CASTLEHILL ROAD, 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 48, ACCORDING TO THE MAP AND SURVEY OF GREYSTONE 7TH SECTOR, PHASE 1, AS RECORDED IN MAP BOOK 18, PAGE 120 A, B & C, IN THE PROBATE OFFICE OF SHELBY COUNTY.

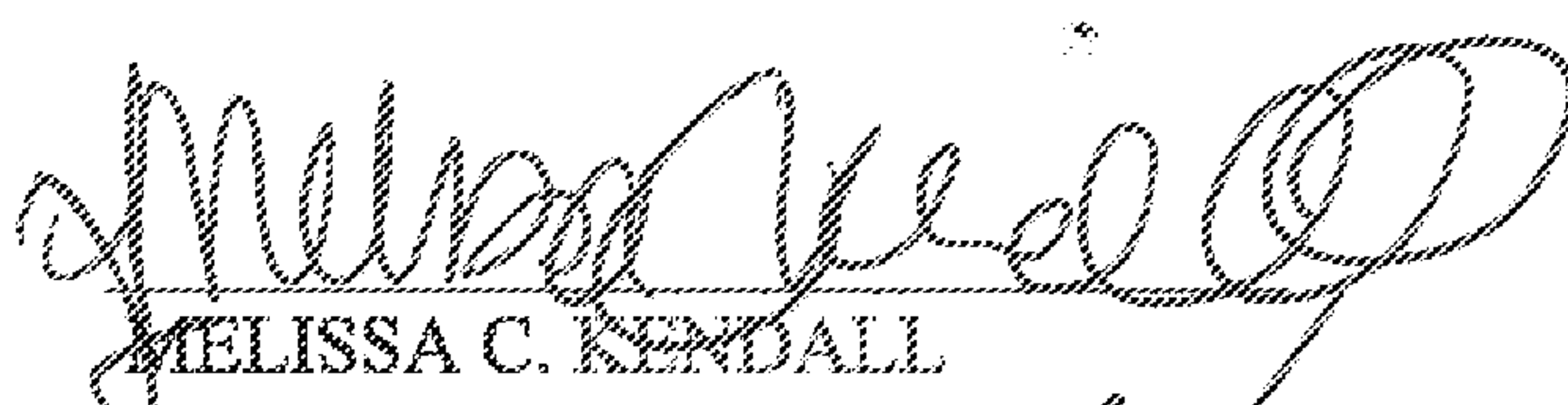
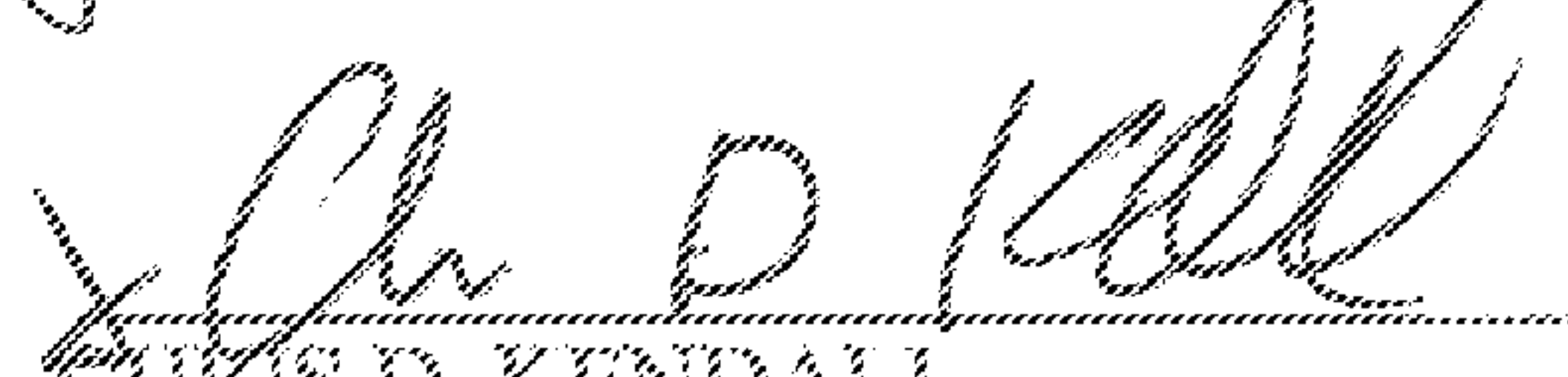
SUBJECT TO:

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. EASEMENT(S), BUILDING LINE(S) AND RESTRICTION(S) AS SHOWN ON RECORDED MAP.
3. RECIPROCAL EASEMENT AGREEMENT RECORDED IN BOOK 312, PAGE 374 AND AMENDED IN BOOK 317, PAGE 253.
4. RECORDED SUBDIVISION MAP AS RECORDED IN MAP BOOK 18, PAGE 129 A, B & C, CONTAINS ON THE FACE OF SAME A STATEMENT PERTAINING TO NATURAL LIME SINKS.
5. RESTRICTIONS AND COVENANTS, APPEARING OF RECORD IN INST. NO. 1994-23329; INST. NO. 1994-35681; SHELBY REAL 317, PAGE 260; INST. NO.1994-26939; BOOK 316, PAGE 239; BOOK 346, PAGE 942 AND BOOK 378, PAGE 904.
6. EASEMENT TO ALABAMA POWER COMPANY AS RECORDED IN INST. NO. 1998-17705.
7. DECLARATION OF WATERSHED PROTECTIVE COVENANTS FOR GREYSTONE DEVELOPMENT AS RECORDED IN INST. NO. 2000-17644 AND AMENDED IN INST. NO. 20021002000476370
8. TITLE TO ALL MINERALS WITHIN AND UNDERLYING THE PREMISES, TOGETHER WITH ALL MINING RIGHTS AND OTHER RIGHTS, PRIVILEGES AND IMMUNITIES RELATING THERETO, INCLUDING RELEASE OF DAMAGES.

417,000.00
~~\$417,000.00~~ 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.

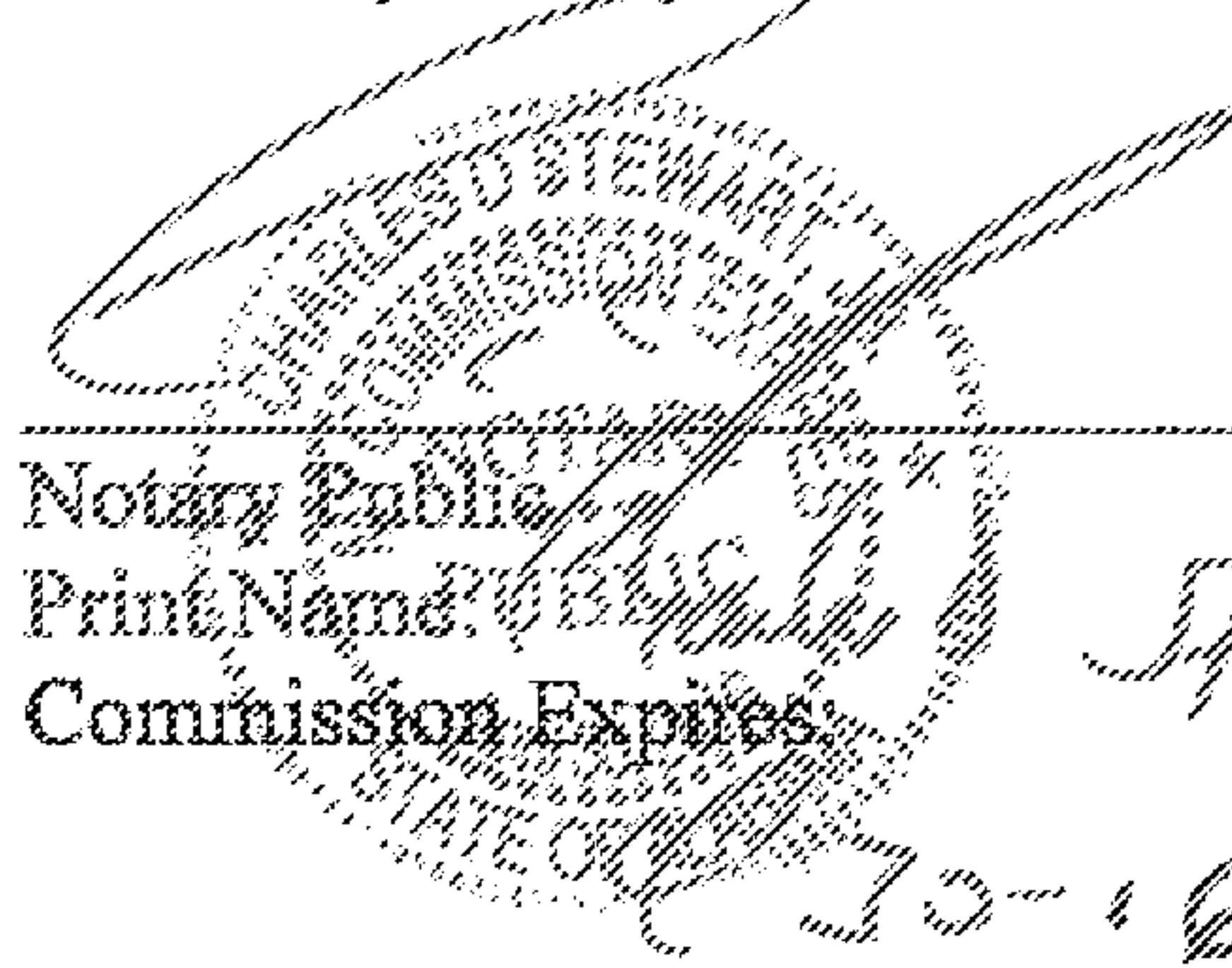
IN WITNESS WHEREOF, said Grantor, has hereunto set his/her hand and seal
this the 15th day of July, 2015.

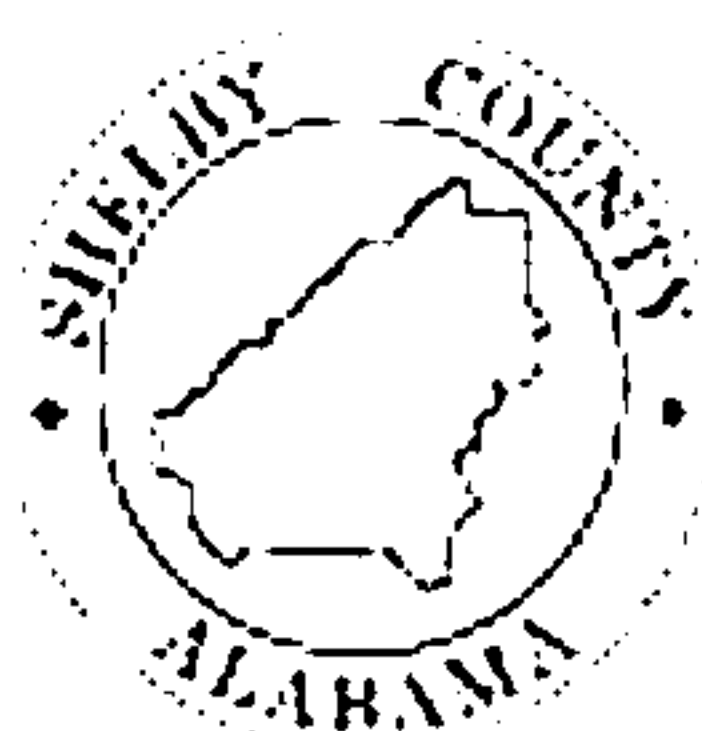

MELISSA C. KENDALL

CHRIS D. KENDALL

STATE OF ALABAMA
COUNTY OF SHELBY

I, the undersigned, a Notary Public in and for said County, in said State, hereby
certify that MELISSA C. KENDALL and CHRIS D. KENDALL 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 15th day of July, 2015.


Notary Public
Print Name: James W. Fuhrmeister
Commission Expires: 12-16



Filed and Recorded
Official Public Records
Judge James W. Fuhrmeister, Probate Judge,
County Clerk
Shelby County, AL
07/21/2015 11:33:52 AM
\$140.00 CHERRY
20150721000247430

