

Send tax notice to:
RUSSELL L. FAVORITE
1020 ROYAL MILE
HOOVER, 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

2015683

Shelby COUNTY

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS:

That is consideration of One Million One Hundred Thousand and 00/100 Dollars (\$1,100,000.00) the amount which can be verified in the Sales Contract between the two parties in hand paid to the undersigned, LC INVESTMENTS, LLC whose mailing address is: 334 Woodward Court, Birmingham AL 35244 (hereinafter referred to as "Grantor") by RUSSELL L. FAVORITE and DONNA H. FAVORITE whose mailing address is: 1020 ROYAL MILE, HOOVER, 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 734, ACCORDING TO THE SURVEY OF GREYSTONE LEGACY, 7TH SECTOR, AS RECORDED IN MAP BOOK 30, PAGES 43 A, B AND C, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.

SUBJECT TO:

1. TAXES FOR THE YEAR BEGINNING OCTOBER 1, 2015 WHICH CONSTITUTES A LIEN BUT ARE NOT DUE AND PAYABLE UNTIL OCTOBER 1, 2016.
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 TO INJURY OR DAMAGE TO PERSONS OR PROPERTY AS A RESULT OF THE EXERCISE OF SUCH RIGHTS AS RECORDED IN REAL BOOK 261, PAGE 493, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.
3. RESTRICTIVE COVENANTS, EASEMENTS AND RIGHT OF WAYS AS SET FORTH IN INSTRUMENT NO. 2001-48193 IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.
4. 50 FOOT MINIMUM BUILDING SETBACK LINE ON THE FRONT AND REAR OF LOT AS SHOWN BY RECORDED MAP.
5. 15 FOOT MINIMUM BUILDING SETBACK LINE ON THE SIDES OF LOT AS SHOWN BY RECORDED MAP.
6. RESTRICTIVE COVENANTS REGARDING GREYSTONE HOMEOWNER'S ASSOCIATION AS SET FORTH IN INSTRUMENT NO. 2001-38396, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.
7. GREYSTONE LEGACY DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS AS SET FORTH IN INSTRUMENT NO. 1999-50995; 1ST AMENDMENT RECORDED IN INSTRUMENT NO. 2000-4911; 2ND AMENDMENT RECORDED IN INSTRUMENT NO. 2000-34390; 3RD AMENDMENT RECORDED IN INSTRUMENT NO. 2000-40197 AND INSTRUMENT NO. 2001-48193 ALONG WITH ARTICLES OF INCORPORATION OF GREYSTONE LEGACY HOMEOWNER'S ASSOCIATION INC., AS SET FORTH IN INSTRUMENT NO. 1999-50982 IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.
8. RESTRICTIONS, LIMITATIONS, CONDITIONS AND RELEASE OF LIABILITY AS SET FORTH IN MAP BOOK 27, PAGE 109, AND MAP BOOK 30, PAGE 43 A, B & C IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.
9. RESTRICTIVE COVENANTS, EASEMENT AND RIGHT OF WAY AS SET FORTH IN INSTRUMENT NO. 2001-48193, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.

10. DECLARATION OF WATERSHED PROTECTIVE COVENANTS FOR GREYSTONE DEVELOPMENT AS SET FORTH IN INSTRUMENT NO. 2000-17644, WITH ASSIGNMENT AND ASSUMPTION AGREEMENT RECORDED IN INSTRUMENT NO. 2000-20625 IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.
11. COVENANTS AND AGREEMENTS FOR WATER SERVICE DATED APRIL 24, 1989 BETWEEN DANTRACT, INC. AND DANIEL REALTY CORPORATON AND SHELBY COUNTY AS SET FORTH IN REAL BOOK 235, PAGE 574, ALONG WITH AMENDMENT RECORDED IN INSTRUMENT NO. 1992-20786 AND 2ND AMENDMENT RECORDED IN INSTRUMENT NO. 1993-20840 IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.
12. RELEASE OF DAMAGES AS SET FORTH IN INSTRUMENT NO 20030113000024550 IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.
13. RECIPROCAL EASEMENT AGREEMENT AS RECORDED IN INSTRUMENT NO. 2001-38396.
14. EASEMENTS AS SHOWN ON RECORDED PLAT.
15. NOTICE REGARDING AVAILABILITY OF SANITARY SEWER SERVICE IN FAVOR OF SWWC UTILITIES, INC. AS RECORDED IN INSTRUMENT NO. 20131204000469370.

\$880,000.00 OF THE CONSIDERATION AS 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, LC INVESTMENTS, LLC, by Richard Courington and Leannah Courington, its Members, who are authorized to execute this conveyance, has hereunto set its signature and seal on this the 6th day of November, 2015.

LC INVESTMENTS, LLC

BY: RICHARD COURINGTON
ITS: MEMBER

BY: LEANNAH COURINGTON
ITS: MEMBER



Filed and Recorded
Official Public Records
Judge James W. Fuhrmeister, Probate Judge,
County Clerk
Shelby County, AL
11/09/2015 11:07:09 AM
\$237.00 CHERRY
20151109000388160

STATE OF ALABAMA
COUNTY OF SHELBY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that RICHARD COURINGTON AND LEANNAH COURINGTON, whose names as MEMBERS of LC INVESTMENTS, LLC are signed to the foregoing instrument, and who are known to me, acknowledged before me on this day, that, being informed of the contents of the said instrument, they as such Members and with full authority, executed the same voluntarily for and as the act of said limited liability company.

Given under my hand and official seal this the 6th day of November, 2015



Notary Public
Print Name: James D. Stewart
Commission Expires:

430-160