

Send tax notice to:
KENNETH BANKS
3992 GUILFORD ROAD
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
Shelby COUNTY

2016017

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of Two Hundred Nine Thousand and 00/100 Dollars (\$209,000.00) the amount which can be verified in the Sales Contract between the two parties in hand paid to the undersigned, REBECCA F. MORRISON, a Single Individual whose mailing address is: 101 Lake Heather Reserve, Birmingham AL 35242 (hereinafter referred to as "Grantors") by KENNETH BANKS whose property address is: 3992 GUILFORD ROAD, 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 Grantee, the following described real estate situated in Shelby County, Alabama, to-wit:

LOT 25, ACCORDING TO THE FINAL RECORD PLAT OF GREYSTONE FARMS, GUILFORD PLACE, PHASE 3, AS RECORDED IN MAP BOOK 24, PAGE 27, 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 YET DUE AND PAYABLE UNTIL OCTOBER 1, 2016
2. EASEMENTS AND BUILDING LINES AS SHOWN ON RECORDED MAP(S), INCLUDING BUT NOT LIMITED TO ANY NOTES, CONDITIONS, AND RESTRICTIONS.
3. RESTRICTIONS APPEARING OF RECORD IN INST. #16401, AMENDED IN INST. #1996-1432, IN INST. #1996-21440, IN INST. #1997-2587, IN INST. #1998-10062, IN INST #1998-30335 AND ANY AMENDMENTS THERETO.
4. TITLE TO ALL MINERALS WITHIN AND UNDERLYING THE [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, DEED BOOK 60, PAGE 260, AND ANY DAMAGES RELATING TO THE EXERCISE OF SUCH RIGHTS OR THE EXTRATION OF SUCH MINERALS.
5. EASEMENT TO BELLSOUTH COMMUNICATIONS AS RECORDED IN INST. #1995-7422.
6. AMENDED AND RESTATED RESTRICTIVE COVENANTS AS RECORDED IN REAL 265, PAGE 96.
7. SHELBY CABLE AGREEMENT AS RECORDED IN REAL 350, PAGE 545.
8. COVENANTS AND AGREEMENT FOR WATER SERVICE AS SET OUT IN REAL BOOK 235, PAGE 574, MODIFIED IN INST. #1992-20786, FURTHER MODIFIED IN INST. #1993-20840.
9. RIGHT OF WAY TO SHELBY COUNTY AS RECORDED IN INST. #1994-21963.

- 10. DEVELOPMENT AGREEMENT AS RECORDED IN INST. #1994-22318, AMENDED IN INST. #1996-530 AND IN INST # 1998-16170.
- 11. GREYSTONE FARMS RECIPROCAL EASEMENT AGREEMENT AS RECORDED IN INST. #1995-16400.
- 12. GREYSTONE FARMS COMMUNITY CENTER PROPERTY DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS AS SET OUT IN INST #1995-16403.
- 13. RELEASE OF DAMAGES AS RECORDED IN INST. #1999-05260.

\$205,214.00 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 3rd day of February, 2016.

Rebecca F. Morrison
 REBECCA F. MORRISON



Filed and Recorded
 Official Public Records
 Judge James W. Fuhrmeister, Probate Judge,
 County Clerk
 Shelby County, AL
 02/08/2016 11:29:35 AM
 \$21.00 CHERRY
 20160208000038790

James W. Fuhrmeister

STATE OF ALABAMA
COUNTY OF SHELBY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that REBECCA F. MORRISON 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 3rd day of February, 2016.

Charles D. Stewart, Jr.
 Notary Public
 Print Name: Charles D. Stewart, Jr.
 Commission Expires: 4-30-16