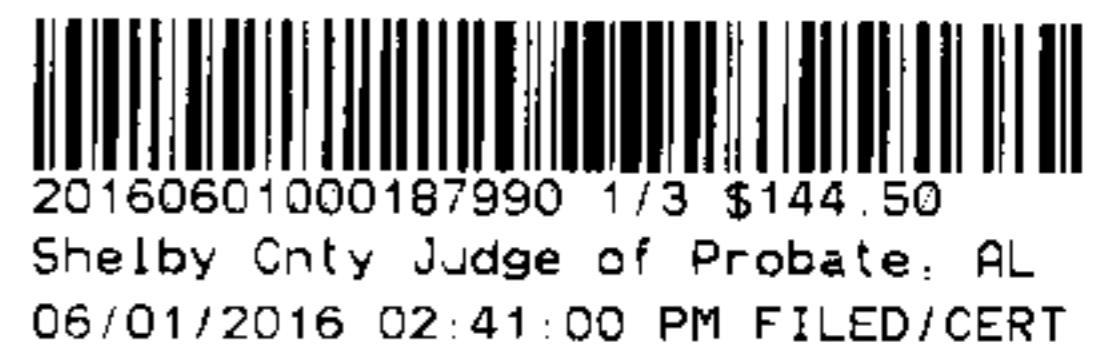


Send tax notice to:  
Rosemary C. Johnson  
3604 Shandwick Place  
Birmingham, AL 35242

This Instrument Prepared By:  
Gregory D. Hyde, Esq.  
Dominick Feld Hyde, P.C.  
1130 22<sup>nd</sup> Street South  
Ridge Park, Suite 4000  
Birmingham, Alabama 35205



**THIS INSTRUMENT HAS BEEN PREPARED IN ACCORDANCE WITH THE INFORMATION SUPPLIED BY THE PARTIES HERETO. NO TITLE EXAMINATION AND/OR OPINION WAS REQUESTED OF DOMINICK FELD HYDE, P.C. BY EITHER GRANTOR OR GRANTEE, AND NONE WAS CONDUCTED AND/OR RENDERED. THIS INSTRUMENT MEETS THE REQUIREMENTS OF SECTION 40-22-1, CODE OF ALABAMA 1975, AS AMENDED (ALSO KNOWN AS ACT 2012-494).**

**WARRANTY DEED**

STATE OF ALABAMA )

KNOW ALL MEN BY THESE PRESENTS:

SHELBY COUNTY )

That in consideration of One Dollar and other good and valuable consideration, to the undersigned Grantors in hand paid by the Grantee herein, the receipt whereof is acknowledged, we, Stephen M. Johnson and Rosemary C. Johnson, husband and wife, (hereinafter referred to as "Grantors"), whose mailing address is 3604 Shandwick Place, Birmingham, AL 35242, do grant, bargain, sell and convey unto Rosemary C. Johnson, a married woman (hereinafter referred to as "Grantee"), whose mailing address is 3604 Shandwick Place, Birmingham, AL 35242, all of the following described real estate situated in Shelby County, Alabama, to-wit:

Lot 100, according to the Survey of Greystone, 1<sup>st</sup> Sector, Phase II, as recorded in Map Book 15, Page 58, 59, 60 and 61, in the Probate Office of Shelby County, Alabama.

SOURCE OF TITLE: Instrument No. 2001-28474

Property Address: 3604 Shandwick Place, Birmingham, AL 35242

One-Half Tax Assessor's Market Value \$248,450

This conveyance is made subject to the following:

1. The lien for ad valorem taxes due in the current year or any subsequent year but not yet payable.

2. Those exceptions as described on Exhibit "A" attached hereto, made a part hereof and incorporated herein for all purposes.

3. All other easements, liens, encumbrances, restrictions, rights-of-way, any reservations of mineral rights, and other matters of record in the Probate Office of Shelby County, Alabama, together with any deficiencies in quantity of land, easements, discrepancies as to boundary lines, overlaps, etc., which would be disclosed by a true and accurate survey of the property conveyed herein.

TO HAVE AND TO HOLD to said Grantee, her heirs, successors and assigns forever.

No warranty or covenant respecting the nature of the quality of the title to the property hereby conveyed is made by the Grantors other than that the Grantors have neither permitted or suffered any lien, encumbrance or adverse claim to the property described herein since the date of acquisition thereof by the Grantors.

**The purpose of this conveyance is to convey Stephen M. Johnson's undivided one-half (1/2) interest in the subject property to Rosemary C. Johnson, the co-tenant.**

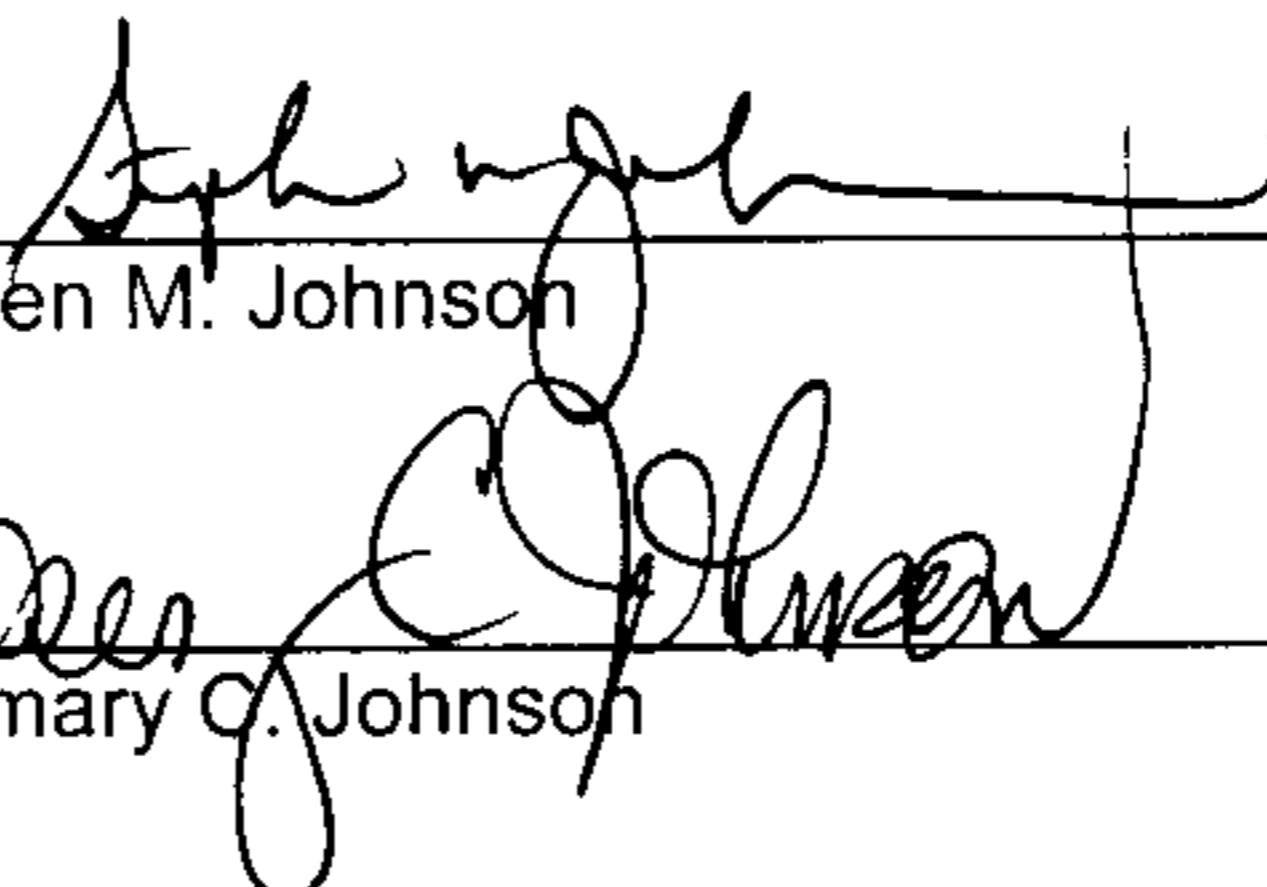
One of the Grantors and the Grantee, Rosemary C. Johnson, are one and the same person.

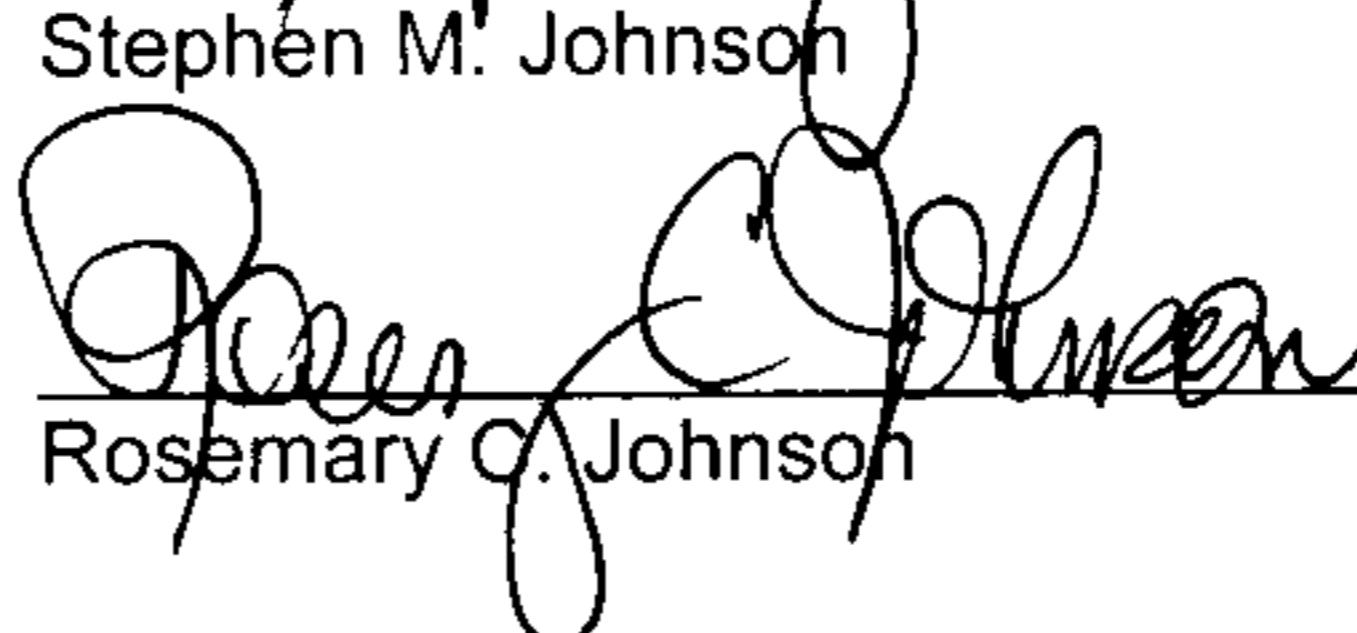
The above property constitutes the homestead of the Grantors.

The Grantors attest, to the best of the Grantors' knowledge and belief that the information contained in this document is true and accurate. The Grantors further understand that any false statements claimed may result in the imposition of the penalty indicated in Code of Alabama §40-22-1(h).

**IN WITNESS WHEREOF**, the Grantors have hereunto set their hands and seals on

May 31, 2016, 2016.

  
Stephen M. Johnson

  
Rosemary C. Johnson

I, the undersigned authority, a Notary Public in and for the State of Alabama at Large, hereby certify that Stephen M. Johnson and Rosemary C. Johnson, husband and wife, whose names are signed to the foregoing conveyance and who are known to me, acknowledged before me on this day that being informed of the contents of the conveyance, they executed the same voluntarily on the day the same bears date.

Given under my hand on May 31<sup>st</sup>, 2016.

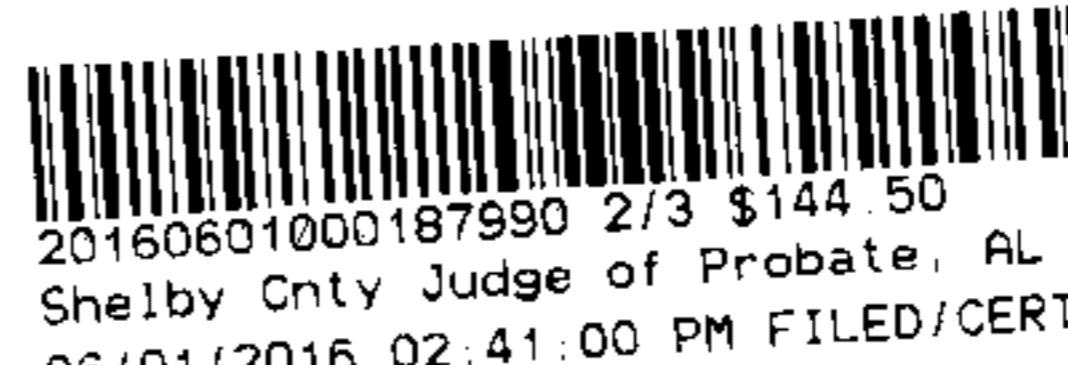
  
\_\_\_\_\_  
Notary Public

  
\_\_\_\_\_  
Printed Name

(NOTARY SEAL)

MY COMMISSION EXPIRES:  
March 27, 2019

My Commission Expires: \_\_\_\_\_



## EXHIBIT "A"

Taxes and assessments for the year 2001, and subsequent years, which are not yet due and payable. Tax information has been based on the present assessment roles, but is subject to any future adjustments that may be made by either the Tax Assessor or the Board of Equalization of Shelby County, Alabama.

10 foot easement on rear and 15 foot easement on north, as shown by recorded Map.

Subdivision restrictions shown on record plat in Map Book 15, pages 58, 59, 60 & 61, provide for Construction of Single Family Residences only.

Building lines, restrictions, mineral and mining rights and rights incident thereto and release of damages as recorded in Real 383, page 320 in the Probate Office of Shelby County, Alabama, but omitting any covenant or restriction based on race, color, religion, sex, handicap, familial status, or national origin.

Greystone Residential Declaration of Covenants, Conditions and Restrictions recorded in Real 317, page 260, amended by Real 319, page 235 and by First Amendment to Restrictions, recorded in Real 346, page 942; Second Amendment recorded in Real 378, page 904; Third Amendment recorded in Real 397, page 958; Fourth Amendment recorded in Instrument 1992-17890; Fifth Amendment recorded in Instrument 1993-3123; Sixth Amendment recorded in Instrument 1993-10163; Seventh Amendment recorded in Instrument 1993-16982; Eighth Amendment recorded in Instrument 1993-20968; Ninth Amendment recorded in Instrument 1993-32840; Tenth Amendment recorded in Instrument 1994-23329; Eleventh Amendment recorded in Instrument 1995-08111; Twelfth Amendment recorded in Instrument 1995-24267; Thirteenth Amendment recorded in Instrument 1995-34231; Fourteenth Amendment recorded in Instrument No. 1996-19860; Fifteenth Amendment recorded in Instrument No. 1996-37514; Sixteenth Amendment recorded in Instrument No. 1996-39737; Seventeenth Amendment recorded in Instrument No. 1997-02534; Eighteenth Amendment recorded in Instrument No. 1997-17533; Nineteenth Amendment recorded in Instrument No. 1997-30081 in the Probate Office of Shelby County, Alabama.

Right of Way granted to Alabama Power Company by instrument recorded in Vol. 109, page 505; Vol. 112, page 517; vol. 305, page 637 and Real 333, page 138, in the Probate Office of Shelby County, Alabama.

Rights of others to use Hugh Daniel Drive as set out in instrument recorded in Deed Book 301, page 799, in the Probate Office of Shelby County, Alabama.

Covenants and Agreements for water service as set out in instrument, recorded in Real 235, page 574, in the Probate Office of Shelby County, Alabama.

Reciprocal easement agreement pertaining to access and roadway easements, as set out in Real 312, page 274 amended by Real 317, page 253 in the Probate Office of Shelby County, Alabama.

Mineral and mining rights and rights incident thereto recorded in Vol. 4, page 486, Vol. 121, page 294 and Vol. 60, page 260, in the Probate Office of Shelby County, Alabama.

Release of Damages as recorded in Instrument 1992-14832, corrected by Instrument 1992-19543, in the Probate Office of Shelby, County, Alabama.

Restrictions, reservations and easements, appearing of record in Real 325, page 120, in the Probate Office of Shelby County, Alabama.

