

Send tax notice to:
JEFFREY LYNN STEINER
8135 CASTLEHILL 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

2016308

Shelby COUNTY

20160614000205460

06/14/2016 12:04:48 PM

WARRANTY DEED

DEEDS 1/2

KNOW ALL MEN BY THESE PRESENTS:

That is consideration of Five Hundred Fifteen Thousand and 00/100 Dollars (\$515,000.00) **the amount which can be verified in the Sales Contract between the two parties** in hand paid to the undersigned, DAVID ACTON BUILDING CORP **whose mailing address is:** 4898 VALLEYDALE ROAD, BIRMINGHAM, AL 35242 (hereinafter referred to as "Grantor") by JEFFREY LYNN STEINER and LISA MICHELLE STEINER **whose property address is:** 8135 CASTLEHILL 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 Grantees, as joint tenants with right of survivorship, the following described real estate situated in Shelby County, Alabama, to-wit:

LOT 46, ACCORDING TO THE SURVEY OF GREYSTONE, 7TH SECTOR, PHASE I, AS RECORDED IN MAP BOOK 18, PAGE 120 A&B 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. Greystone Residential Declaration of Covenants, Conditions and Restrictions dated November 6, 1998 which has been recorded in Real 317, Page 260 in the Office of the Judge of Probate of Shelby County, Alabama (the "Probate Office"), which has been amended by First Amendment recorded in Real Book 346, Page 942 in said Probate Office, Second Amendment recorded in Real Book 378, Page 904 in said in said Probate Office, Third Amendment recorded in Real Book 397, Page 958 in said Probate Office, Fourth Amendment recorded as Instrument # 1992-17890 in said Probate Office, Fifth Amendment recorded as Instrument # 1993-03123 in said Probate Office, Sixth Amendment recorded in Instrument # 1993-10163 in said Probate Office, Seventh Amendment recorded as Instrument # 1993-16982 in said Probate Office, Eighth Amendment recorded as Instrument # 1993-20968 in said Probate Office, Ninth Amendment recorded as Instrument # 1993-32840 in said Probate Office, Tenth Amendment recorded as Instrument # 1994-23329 in said Probate Office, Eleventh Amendment recorded as Instrument # 1995-08111 in said Probate Office, Twelfth Amendment recorded as Instrument # 1995-24267 in said Probate Office, thirteenth Amendment recorded as Instrument # 1995-34231 in said Probate Office, Fourteenth Amendment recorded as Instrument # 1995-35679 in said Probate Office, Fourteenth Amendment recorded as Instrument # 1996-19860 in said Probate Office, Fifteenth Amendment recorded as Instrument # 1996-37514 in said Probate Office, Sixteenth Amendment recorded as instrument # 1996- 39737 in said Probate Office, Seventeenth amendment recorded as Instrument # 1997-02534 in said Probate Office, Eighteenth Amendment recorded as Instrument # 1997-17533 in said Probate Office, Nineteenth Amendment recorded as Instrument # 1997-30081 in said Probate Office, Twentieth Amendment recorded as Instrument # 1997-38614 in said Probate Office, Twenty-First Amendment recorded as Instrument # 1999-0331 in said Probate Office, Twenty-Second Amendment recorded as Instrument # 1999-06309 in said Probate Office, Twenty-Third Amendment recorded as Instrument # 1999-47817 in said Probate Office, Twenty-Fourth Amendment recorded as Instrument # 20020717000334280 in said Probate Office, Twenty-Fifth Amendment recorded as Instrument # 200309090006044430 in said Probate Office, Twenty-Sixth

Amendment recorded in Instrument #20031023000711520 in said Probate Office, Twenty-Seventh Amendment recorded as Instrument #20031105000735 510 in said Probate Office, Twenty-Eighth Amendment recorded as Instrument #20040521000271290 in said Probate Office, Twenty-Ninth Amendment recorded as Instrument #20040630000361770.

3. RESTRICTIONS AND CONDITIONS AS SET FORTH IN REAL 316, PAGE 239; REAL 338, PAGE 836; REAL 364, PAGE 396 AND REAL 374, PAGE 970.
4. RIGHT OF WAY TO ALABAMA POWER COMPANY AS SET OUT IN INSTRUMENT(S) RECORDED IN REAL 333, PAGE 138 AND INSTRUMENT #9805-7988.
5. TITLE TO ALL MINERALS WITHIN AND UNDERLYING THE PREMISES, TOGETHER WITH ALL MINING RIGHTS AND OTHER RIGHTS, PRIVILEGES AND IMMUNITIES RELATING THERETO, TOGETHER WITH ANY RELEASE OF LIABILITY FOR INJURY OR DAMAGE TO PERSONS OR PROPERTY AS A RESULT OF THE EXERCISE OF SUCH RIGHTS AS RECORDED IN DEED BOOK 60, PAGE 260 AND DEED BOOK 121, PAGE 294 AND INSTRUMENT #1994-25081.
6. AMENDED AND RESTATED RESTRICTIVE COVENANTS INCLUDING BUILDING SET BACK LINES AND SPECIFIC PROVISIONS FOR DENSE BUFFER ALONG HUGH DANIEL DRIVE, AS RECORDED IN REAL VOLUME 265, PAGE 96.
7. COVENANTS AND AGREEMENT FOR WATER SERVICE AS RECORDED IN REAL VOLUME 235, PAGE 574 AND MODIFIED IN INSTRUMENT #1992-20786 AND FURTHER MODIFIED IN INSTRUMENT #1993-20840.
8. RIGHTS OF OTHERS TO THE USE OF HUGH DANIEL DRIVE AS RECORDED IN DEED BOOK 301, PAGE 799.
9. EASEMENTS, RESTRICTIONS, BUILDING LINES, COVENANTS AND AGREEMENTS RECORDED IN INSTRUMENT #1994-34098.
10. RELEASE OF DAMAGES AS SET OUT IN INSTRUMENT RECORDED IN INSTRUMENT #1994-34098.
11. RECIPROCAL EASEMENT AGREEMENT AS RECORDED IN BOOK 312, PAGE 274 AND AMENDED IN BOOK 317, PAGE 253.
12. NOTICE OF THE INSURED IS HEREBY GIVEN THAT THE RECORDED SUBDIVISION MAP AS RECORDED IN MAP BOOK 18, PAGE 120 A, B AND C, CONTAINS ON THE FACE OF SAME A STATEMENT PERTAINING TO NATURAL LIME SINK HOLES. NO LIABILITY IS ASSUMED HEREUNDER FOR SAME.

\$265,000.00 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, DAVID ACTON BUILDING CORP, by Jordan Huffstetler, it Vice President, who is authorized to execute this conveyance, has hereunto set its signature and seal on this the 10th day of June, 2016.



Filed and Recorded
Official Public Records
Judge James W. Fuhrmeister, Probate Judge,
County Clerk
Shelby County, AL
06/14/2016 12:04:48 PM
\$267.00 CHERRY
20160614000205460

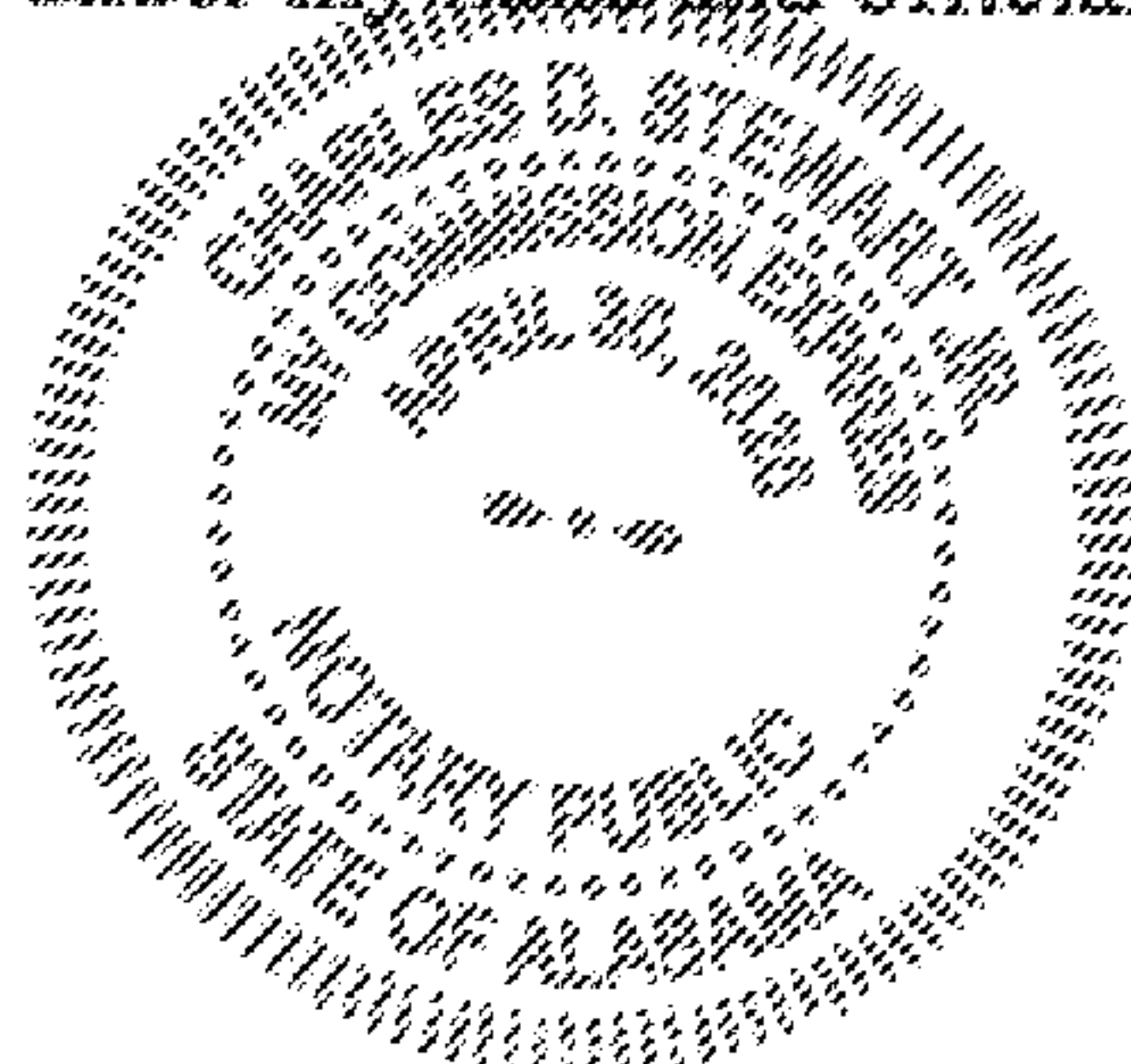
[Signature]

DAVID ACTON BUILDING CORP
[Signature]
BY JORDAN HUFFSTETLER
ITS: VICE PRESIDENT

STATE OF ALABAMA COUNTY OF SHELBY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that JORDAN HUFFSTETLER, whose name as PRESIDENT of DAVID ACTON BUILDING CORP, is signed to the foregoing instrument, and who known to me, acknowledged before me on this day, that, being informed of the contents of the said instrument and with full authority, he executed the same voluntarily for and as the act of said corporation.

Given under my hand and official seal this the 10th day of June, 2016.



Notary Public

Print Name: *[Signature]*

Commission Expires: *[Signature]*

6-30-20