

Send tax notice to:
WILLIAM L. SMITH
3001 SHANDWICK COURT
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

2016434

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of Four Hundred Seventy-Five Thousand and 00/100 Dollars (\$475,000.00) the amount which can be verified in the Sales Contract between the two parties in hand paid to the undersigned, RICHARD L. TRUEB and MOLLY S. TRUEB, HUSBAND AND WIFE whose mailing address is: 7037 Willowbrook Dr. N. #1000 (hereinafter referred to as "Grantors") by WILLIAM L. SMITH and PATRICIA P. SMITH whose property address is: 3001 SHANDWICK COURT, 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 20, according to the Survey of Greystone, 1st Sector, Phase IV, as recorded in Map Book 15, Page 107, in the Probate Office of Shelby County, Alabama; being situated in Shelby County, Alabama. Mineral and mining rights excepted. Together with the non exclusive easement to use the private roadways, common areas and Hugh Daniel Drive, all as more particularly described in the Greystone Residential Declaration of Covenants, Condition, and Restrictions dated November 6, 1990, and recorded in Real 317, Page 260 as amended.

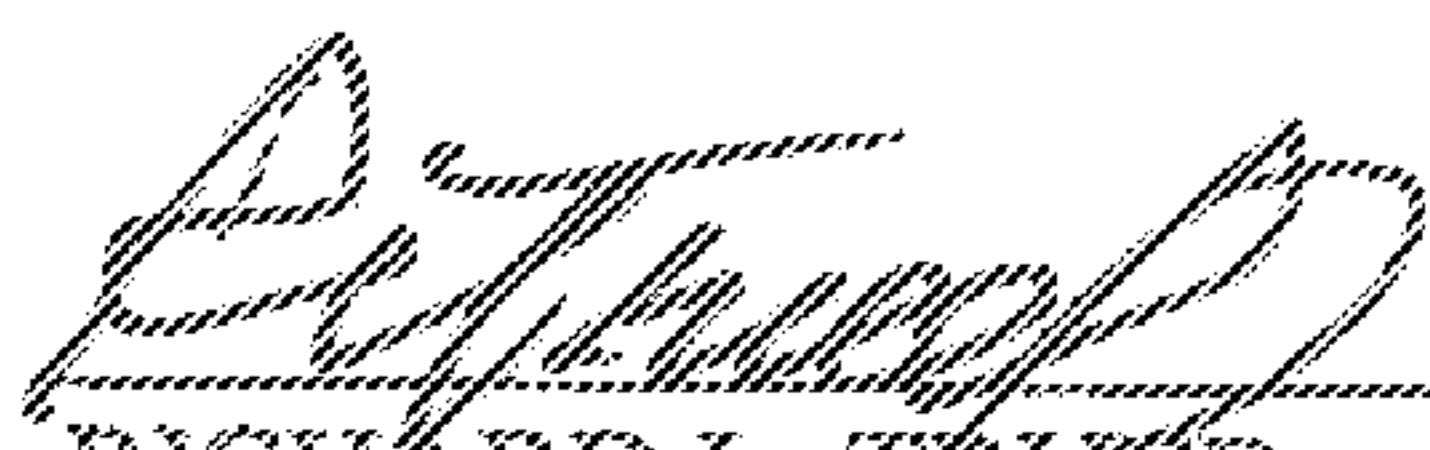
SUBJECT TO:

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(s), building line(s) and restriction(s) as shown on recorded map.
3. 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.
4. Right of way granted to Shelby County recorded in Inst. No. 2004-157.
5. Restrictions and covenants appearing of record in Inst. No. 1992-10846 ; Inst. No. 1992-10847 and Inst. No. 1993-13925.

\$0.00 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 6th day of July, 2016.

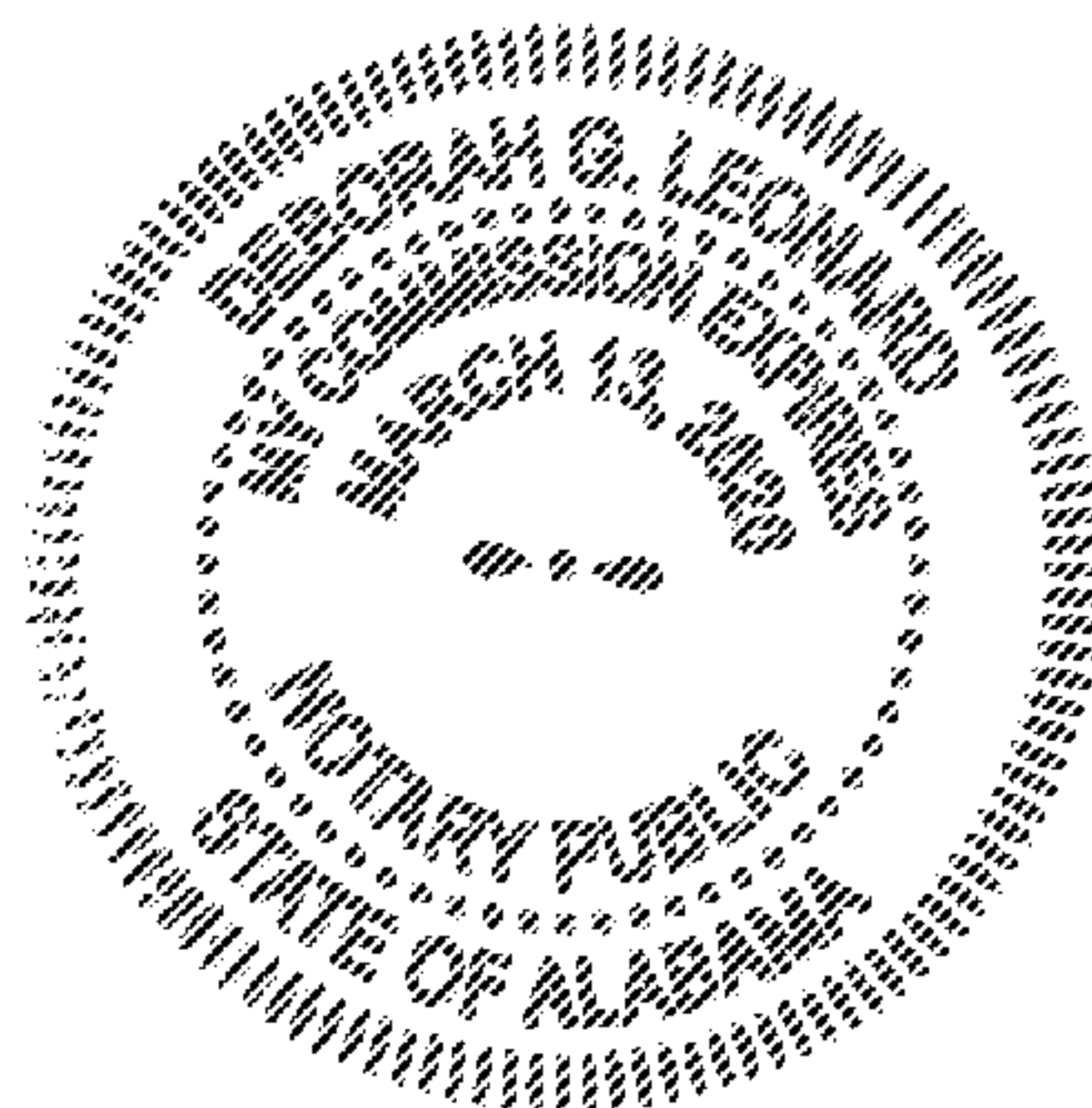

RICHARD L. TRUEEB

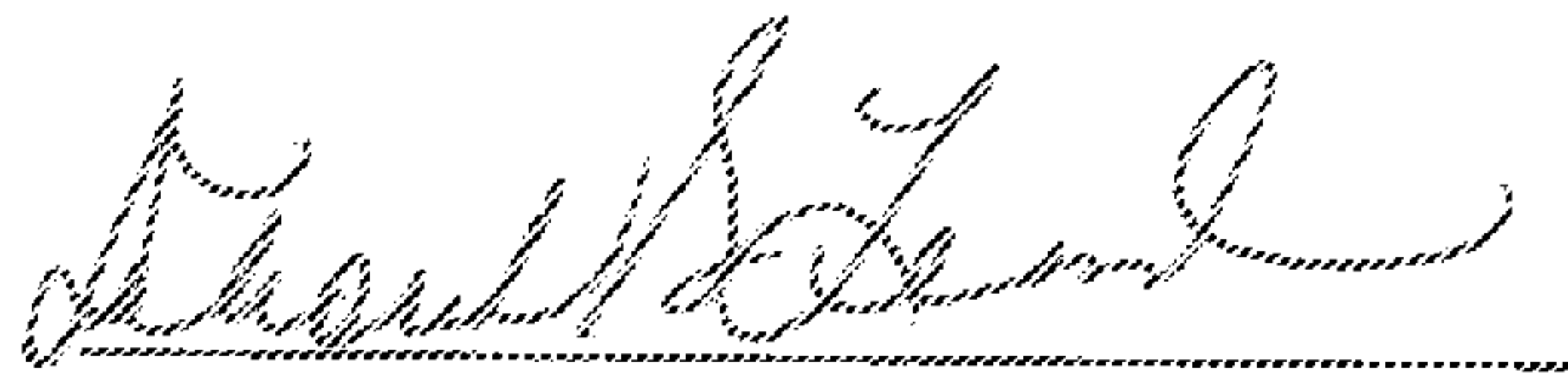

MOLLY S. TRUEEB

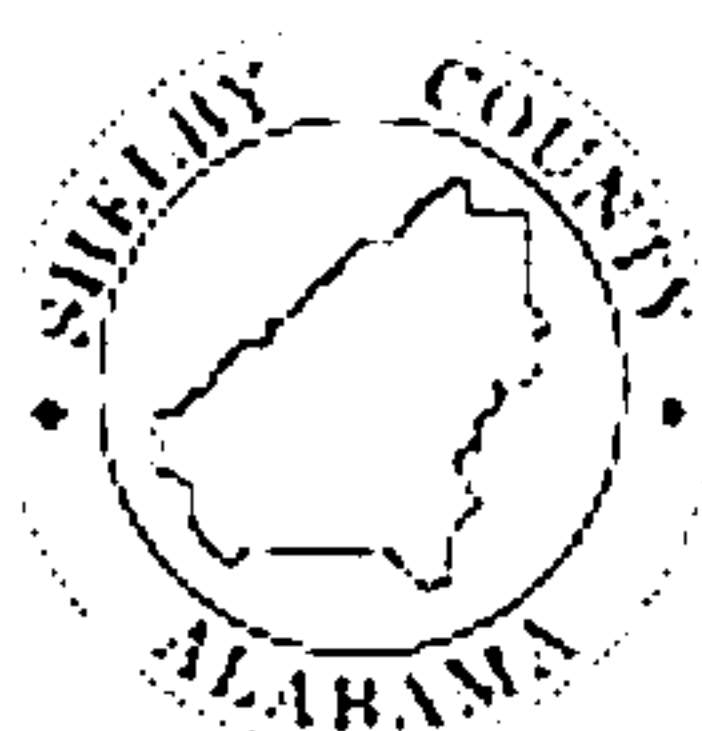
STATE OF ALABAMA
COUNTY OF SHELBY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that RICHARD L. TRUEEB and MOLLY S. TRUEEB 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 6th day of July, 2016.




Notary Public
Print Name:
Commission Expires:



Filed and Recorded
Official Public Records
Judge James W. Fuhrmeister, Probate Judge,
County Clerk
Shelby County, AL
07/07/2016 12:51:46 PM
\$493.00 CHERRY
20160707000236110

