

Send tax notice to:
MARY J. GREENE
6072 TERRACE HILLS DRIVE
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

2016381

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of One Hundred Ninety-Four Thousand Four Hundred Fifty and 00/100 Dollars (\$194,450.00) the amount which can be verified in the Sales Contract between the two parties in hand paid to the undersigned, JOHN PASCALE and ROSE PASCALE, HUSBAND AND WIFE whose mailing address is: 559 WARREN AVENUE, SPRING LAKE, NJ 07762 (hereinafter referred to as "Grantors") by MARY J. GREENE whose property address is: 6072 TERRACE HILLS DRIVE, 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, the following described real estate situated in Shelby County, Alabama, to-wit:

Lot 14, according to the Final Record Plat of Greystone Farms, Terrace Hills, as recorded in Map Book 24, Page 54, 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. RESTRICTIONS, COVENANTS AND CONDITIONS AS TO GREYSTONE FARMS AS SET OUT IN INSTRUMENT NO. 1995-16401, AND ALL AMENDMENTS THERETO
3. BUILDING SET BACK LINES AS SHOWN BY RESTRICTIVE COVENANTS
4. RESTRICTIONS, LIMITATIONS AND CONDITIONS SET OUT IN MAP BOOK 24, PAGE 54
5. EASEMENT TO BELL SOUTH COMMUNICATIONS AS RECORDED IN INSTRUMENT #1995-7422
6. SHELBY CABLE AGREEMENT RECORDED IN REAL 350, PAGE 545


7. RIGHT OF WAY GRANTED TO SHELBY COUNTY AS SET FORTH IN INSTRUMENT #1994-21963
8. COVENANTS AND AGREEMENT FOR WATER SERVICE AS SET OUT IN AGREEMENT RECORDED IN REAL BOOK 235, PAGE 754, MODIFIED IN INSTRUMENT # 1992-20786 AND INSTRUMENT #1993-20840.
9. GREYSTONE FARM RECIPROCAL EASEMENT AGREEMENT SET OUT IN 1995-16400
10. GREYSTONE FARMS COMMUNITY CENTER PROPERTY DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS RECORDED AS INSTRUMENT NO. 1995-16403
11. RELEASE OF DAMAGES RECORDED IN INSTRUMENT NO. 1999-46797
12. COVENANTS RELEASING PREDESSOR IN TITLE FROM ANY LIABILITY FROM SINKHOLES, LIMESTONE FORMATIONS, SOIL CONDITIONS AND ANY OTHER KNOWN OR UNKNOWN SURFACE OF SUBSURFACE CONDITIONS THAT NOW EXIST, OCCUR OR CAUSE DAMAGES AS SHOWN BY INSTRUMENTS RECORDED IN MAP BOOK 24, PAGE 54
13. DEVELOPMENT AGREEMENT AS RECORDED IN INSTRUMENT NO. 1994-22318, AND ALL AMENDMENTS THERETO.
14. 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 FOR INJURY OR DAMAGE TO PERSONS OR PROPERTY AS A RESULT OF THE EXERCISE OF SUCH RIGHTS AS RECORDED IN DEED BOOK 121, PAGE 294 AND DEED BOOK 60, PAGE 260

\$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 2 day of July, 2016.

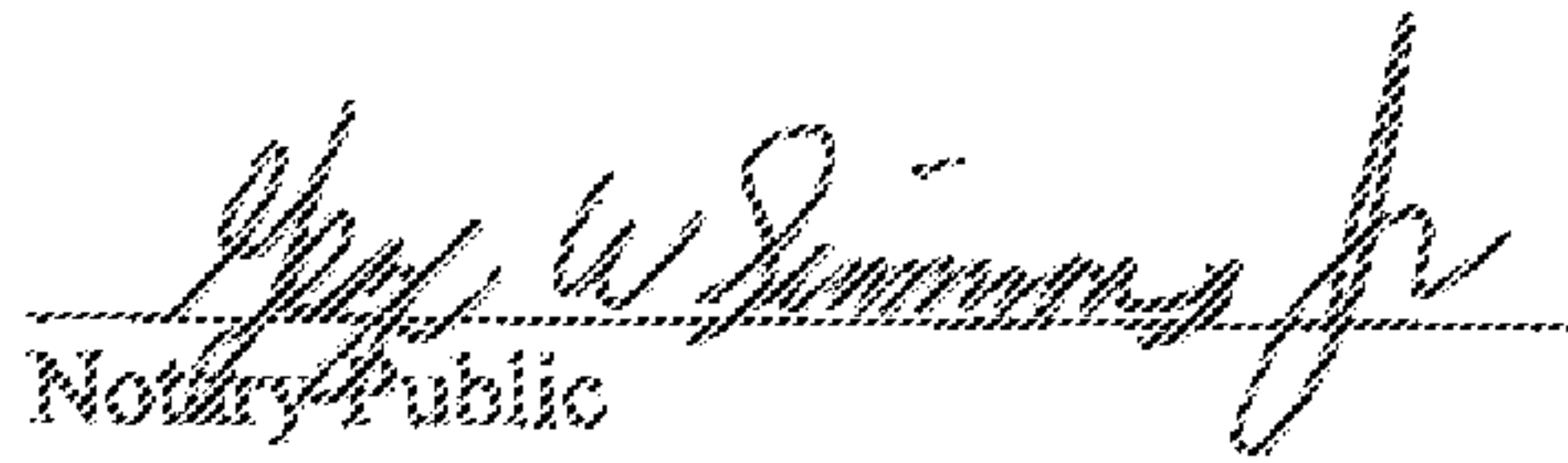

JOHN PASCALE


ROSE PASCALE

STATE OF New Jersey
COUNTY OF Monmouth

I, the undersigned, a Notary Public in and for said County, in said State, hereby
certify that JOHN PASCALE and ROSE PASCALE 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 02nd day of July, 2016.


Notary Public
Print Name: George W. Simmons Jr
Commission Expires: August 08, 2018

GEORGE W SIMMONS JR
ID # 2437215
NOTARY PUBLIC
STATE OF NEW JERSEY
My Commission Expires August 08, 2018



Filed and Recorded
Official Public Records
Judge James W. Fuhrmeister, Probate Judge,
County Clerk
Shelby County, AL
07/13/2016 03:00:48 PM
\$215.50 CHERRY
20160713000243980

