

Send tax notice to:
BIBBY SHORT BAILEY
837 ABERLADY PLACE
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

2016670

WARRANTY DEED

**20161110000416630
11/10/2016 02:11:20 PM
DEEDS 1/2**

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of Five Hundred Twenty Thousand and 00/100 Dollars (\$520,000.00) the amount which can be verified in the Sales Contract between the two parties in hand paid to the undersigned, KIRK S. KNUDSEN, AN UNMARRIED MAN and KELLY KNUDSEN, AN UNMARRIED WOMAN whose mailing address is: 453 Ballantree Rd Pelham AL 35124 (hereinafter referred to as "Grantors") by BIBBY SHORT BAILEY AND CARY BAILEY whose property address is: 837 ABERLADY PLACE, 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 937 B, according to a Resurvey of Lot 937 A Greystone Legacy 9th Sector, as recorded in Map Book 40, Page 97 in the Probate Office of Shelby County, Alabama, being a Resurvey of Lot 937 A of the Resurvey of Lot 937 Greystone Legacy 9th Sector, as recorded in Map Book 37, Page 7, in the Probate Office of Shelby County, Alabama, which was a Resurvey of Lot 937 Greystone Legacy 9th Sector, as recorded in Map Book 32, Page 44 A & B in the Probate Office of Shelby County, Alabama.

SUBJECT TO:

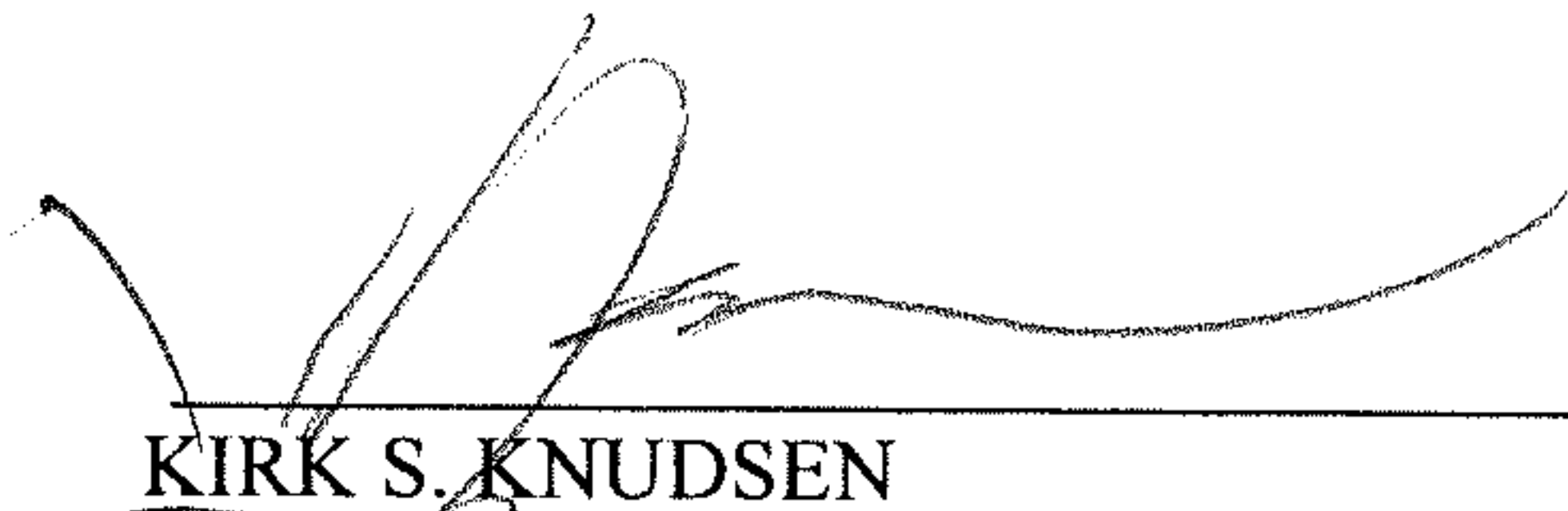
1. Taxes for the year beginning October 1, 2016 which constitutes a lien but are not yet due and payable until October 1, 2017
2. Subject to existing easements, restrictions and covenants, set back and rights of way, if any, of record.
3. All Easements, Rights of Way, Restrictions, Covenants, Conditions and Building Setback lines. as shown on recorded Surveys of Greystone Legacy 9th Sector, as recorded in Map Book 32, Page 44 A & B; Map Book 37, Page 7 Map Book 40, Page 97 in the Probate Office of Shelby County, Alabama.
4. Minerals of whatsoever kind, subsurface and surfaces substances, including but not limited to coal, Ignite, oil, gas, uranium, clay, rock, sand and gravel in on, under and that may be produced from the land, together with all rights, privileges and immunities relating thereto, whether or not appearing in the Public Records or as set out in Deed Book 121, Page 294; Real 261 , Page 493 & Instrument No. 1995-20812.
5. Greystone Legacy Declaration of Covenants, Conditions & Restrictions as recorded in Instrument No. 1999-50995; 1st Amendment in Instrument No..2000-4911; 2nd Amendment in Instrument No. 2000-34390; 3rd Amendment in Instrument No. 2000-40197; 4th Amendment in Instrument No.2001-16407; 5th Amendment in Instrument No. 2001-48193; 6th Amendment in Instrument No. 20020823000401390; 7th Amendment in Instrument No. 2002100300079580; 8th Amendment In Instrument No. 20030220000107790; 9th Amendment in Instrument No. 20030424000253400; 10th Amendment in Instrument No. 2003050700028300; 11th Amendment in Instrument No. 20031023000711510; 12th Amendment in Instrument No. 20031105000735500; 13th Amendment in Instrument No. 2000-49120040129000047160; 14th Amendment in Instrument No. 20040521000271310; 15th Amendment in Instrument No. 20040927000532560; 16th Amendment in Instrument No. 20061013000509240 & 17th Amendment in Instrument No. 20070810000376920, in the Probate Office of Shelby County, Alabama.
6. Watershed Protective Covenants for Greystone Development recorded in Instrument No. 2000-17644 & 1st Amendment in Instrument No. 2002-47637 with Assignment & Assumption Agreement recorded in Instrument No. 2000-20625, in the Probate Office of Shelby County, Alabama & Book 200006, Page 5078, in the Probate Office of Jefferson County, Alabama.
7. Covenant releasing predecessor in title from any liability arising from sinkholes, limestone formations, soil conditions or any other known or unknown surface or subsurface conditions that may now or hereafter exist or occur or cause damage to the Subject Property, as shown by the instrument recorded in Map Book 32, Page 14 A, B & C, in the Probate Office of Shelby County, Alabama; the policy will insure that any violation of this covenant will not result in a forfeiture or reversion of title.
8. Articles of Incorporation of Greystone Legacy Homeowner's Association, Inc. as recorded in Instrument No. 1999-50982, in the Probate Office of Shelby County, Alabama
9. Covenants and agreements for Water Service dated April 24, 1989, between Dantract, Inc. & Daniel Realty Corporation & Shelby County, as recorded in Real 235, Page 574, along with

- Amendment recorded in Instrument No. 1992-20786 & 2nd Amendment recorded in Instrument No. 1993-20840 in the Probate Office of Shelby County, Alabama & as shown on the survey of KB Weygand & Associates, PC dated 12/17/1988, last revised 02/03/1999.
10. Agreement with respect to Establishment of Certain Restrictions & Other Agreements & First Amendment to Declaration of Restrictions, including the Right of First Offer as set out in Instrument No. 1998-322193 in the Probate Office of Shelby County, Alabama & as shown on the survey of KB Weygand & Associates, PC dated 12/17/1988, last revised 02/03/1999.
 11. Reciprocal Easement Agreement by and between Daniel Oak Mountain Limited Partnership, Greystone Residential Association, Inc., Greystone Development Company, LLC & Greystone Legacy Homeowners recorded in Instrument No. 2001-38396 in the Probate Office of Shelby County, Alabama.
 12. Release of damages as recorded in Instrument No. 2003-76916.
 13. Covenant & agreement for water service in Book 235, Page 574.
 14. Restrictive Covenants as recorded in Misc. Book 12, Page 852 & amended in Misc. Book 15, Page 840.
 15. Recorded subdivision map(s), as recorded in Map Book 32, 44 A & B, contains on the face of same a statement pertaining to natural lime sinks.

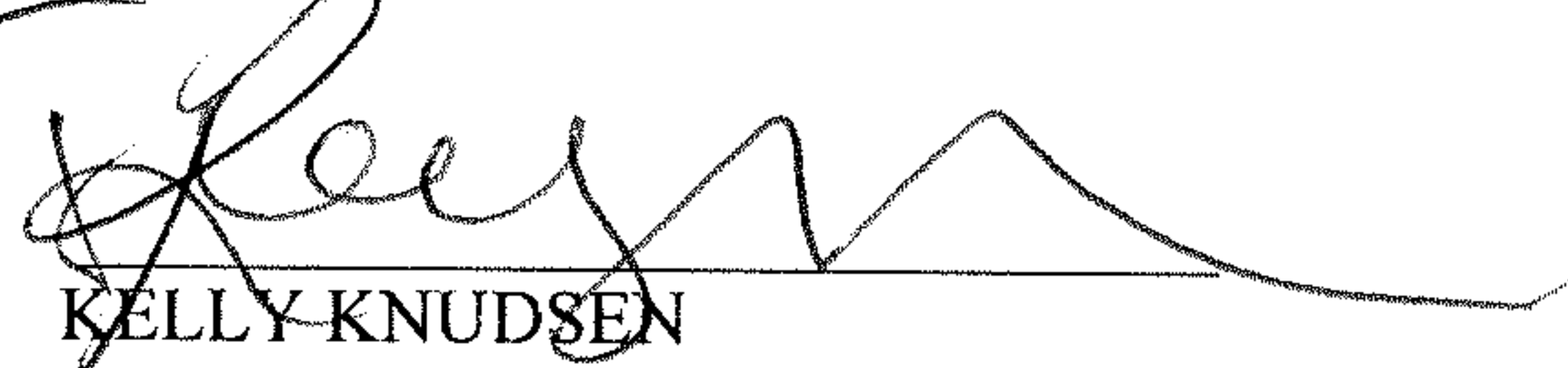
\$416,000.00 OF THE CONSIDERATION AS WAS PAID FROM THE PROCEEDS OF A MORTGAGE LOAN.

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 8th day of November, 2016.



 KIRK S. KNUDSEN

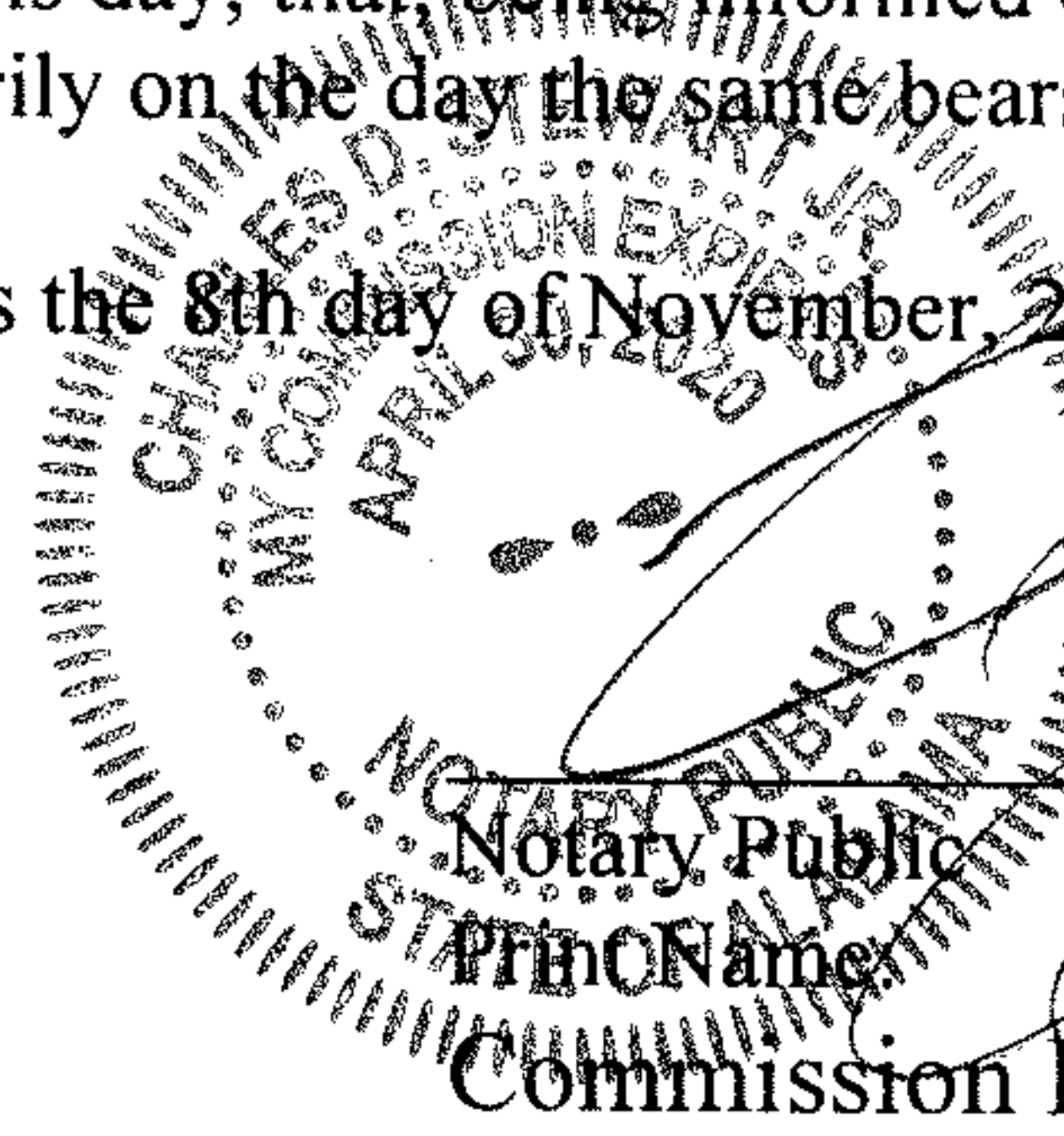


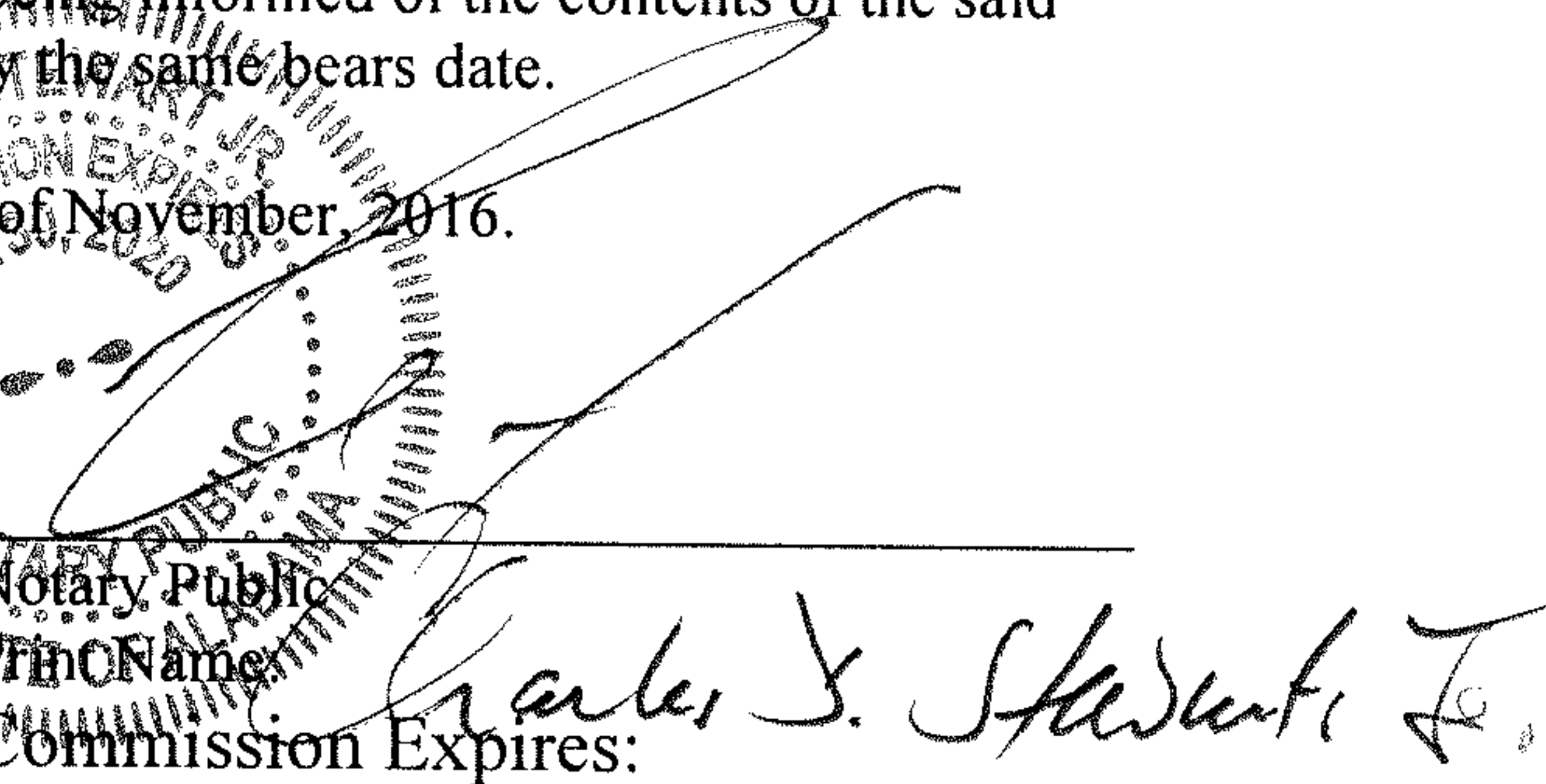
 KELLY KNUDSEN

STATE OF ALABAMA
COUNTY OF SHELBY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that KIRK S. KNUDSEN and KELLY KNUDSEN 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 8th day of November, 2016.





 Charles D. Steward, Jr.
 Notary Public
 State of Alabama
 Commission Expires: 4/30/20



Filed and Recorded
Official Public Records
Judge James W. Fuhrmeister, Probate Judge,
County Clerk
Shelby County, AL
11/10/2016 02:11:20 PM
\$122.00 CHERRY
20161110000416630

