

Send tax notice to:  
DINO L. RIZZO  
825 CROWN CIRCLE  
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

2016746

**WARRANTY DEED**

KNOW ALL MEN BY THESE PRESENTS:


That in consideration of Nine Hundred Fifteen Thousand and 00/100 Dollars (\$915,000.00) **the amount which can be verified in the Sales Contract between the two parties** in hand paid to the undersigned, DAVID ACTON BUILDING CORPORATION **whose mailing address** is: 4898 Valleydale Rd, Ste A-4, Birmingham AL 35242 (hereinafter referred to as "Grantors") by DINO L. RIZZO and DELYNN RIZZO **whose property address** is: 825 CROWN CIRCLE, 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 606, according to the Survey of Greystone Legacy 6th Sector, as recorded in Map Book 29, Page 21, 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. Easement(s), building lines, and restrictions as shown on recorded map.
3. Restrictions and covenants appearing of record in Inst. No. 2001-48193.
4. Greystone Legacy Declaration of Covenants, Conditions, and Restrictions as set out in instrument recorded as Inst. No. 1999-50995 in Probate Office.
5. Access Easement Agreement as set out in instrument recorded as Inst. No. 1999-12253. (Affects entrance road)
6. Easement Agreement as set out instrument recorded as Inst. No. 1999-12254. (Affects entrance road)
7. Restrictions and covenants appearing of record in Map Book 26, Page 79 A, B, and C.
8. Access Easement Agreement and Right of First Refusal Agreement dated February 12, 1999 and recorded as Inst. No. 1999-7167, by and between Greystone Development Company, LLC and Gilbert Family Partnership LTD, Roy W. Gilbert, Jr. and wife, Judith L. Gilbert, Roy W. Gilbert, Jr. and wife, Judith L. Gilbert, Roy W. Gilbert III and wife, Sharon R. Gilbert.
9. 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.
10. Watershed protective covenants recorded in Inst. No. 2000-17644 and Assignment and Assumption Agreement recorded in Inst. No. 2000-20625.

**\$817,000.00 OF THE CONSIDERATION AS WAS PAID FROM THE PROCEEDS OF A MORTGAGE LOAN.**

  
20161229000473010 1/2 \$116.00  
Shelby Cnty Judge of Probate, AL  
12/29/2016 12:30:59 PM FILED/CERT

Shelby County, AL 12/29/2016  
State of Alabama  
Deed Tax \$98.00

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, DAVID ACTON BUILDING CORPORATION by JORDAN HUFFSTETLER, its VICE PRESIDENT, who is authorized to execute this conveyance, has hereunto set its signature and seal this the 22nd day of December, 2016.

DAVID ACTON BUILDING CORPORATION

BY:

JORDAN HUFFSTETLER, 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 as VICE PRESIDENT of DAVID ACTON BUILDING CORPORATION is known to me, acknowledged before me on this day, that, being informed of the contents of the conveyance he, in his capacity as such officer and with full authority executed the same voluntarily on the day the same bears date as the act of and on behalf of said corporation.


Given under my hand and official seal on 22<sup>nd</sup> day of December, 2016



Notary Public

My Commission Expires:



  
20161229000473010 2/2 \$116.00  
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