

Send tax notice to:
RODNEY K. HOWELL
1223 LEGACY DRIVE
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

2017068

20170302000072700

03/02/2017 11:06:01 AM

DEEDS 1/2

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of Eight Hundred Twenty-Five Thousand and 00/100 Dollars (\$825,000.00) **the amount which can be verified in the Sales Contract between the two parties** in hand paid to the undersigned, JOHN G. HUGHES and MELANIE HUGHES, HUSBAND AND WIFE **whose mailing address** is: PO Box 383275, Hoover, AL 35238 (hereinafter referred to as "Grantors") by RODNEY K. HOWELL and KAREN L. HOWELL **whose property address** is: 1223 LEGACY DRIVE, 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 205, according to the Survey of Greystone Legacy 2nd Sector, as recorded in Map Book 27, Page 66, in the Probate Office of Shelby County, Alabama.

SUBJECT TO:

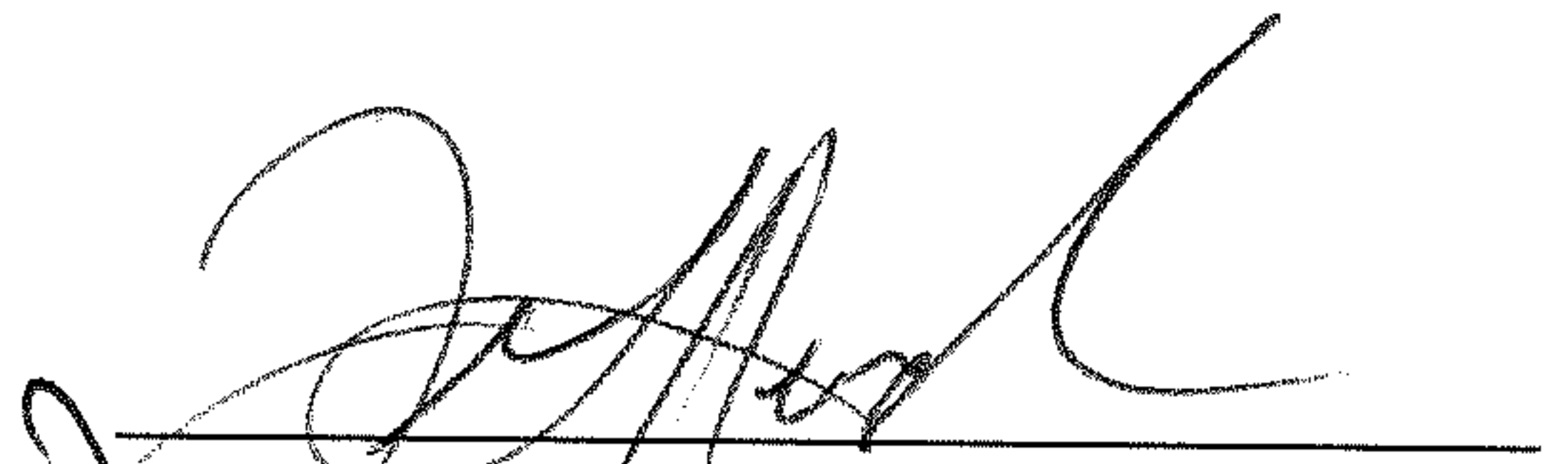
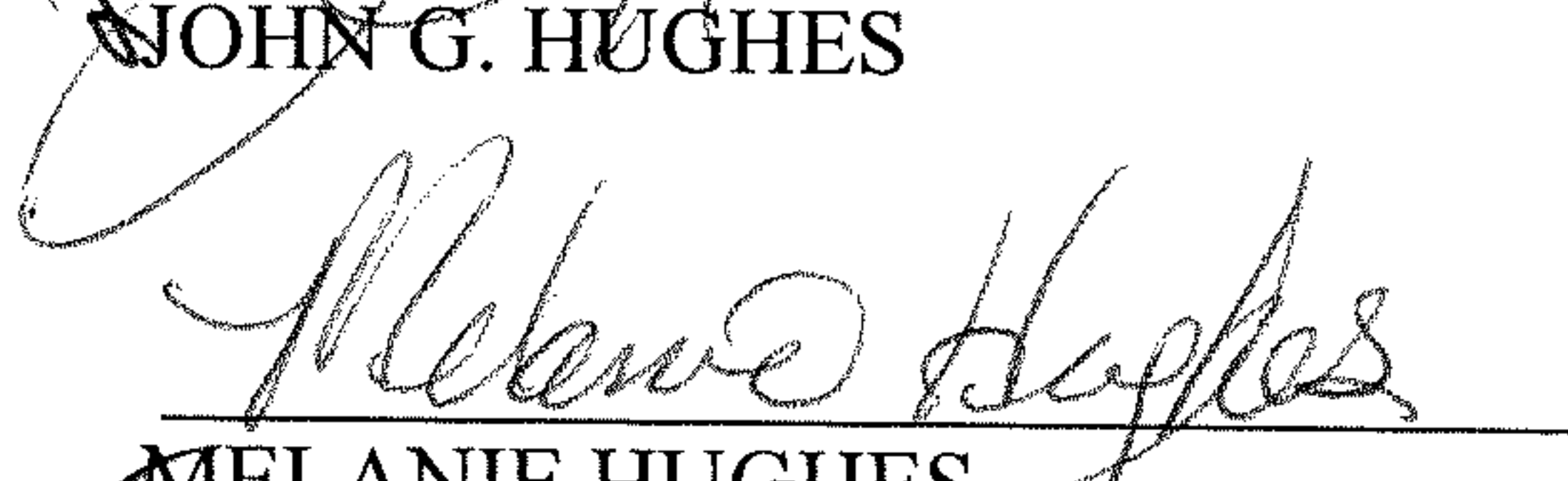
1. TAXES FOR THE YEAR BEGINNING OCTOBER 1, 2015 WHICH CONSTITUTES A LIEN BUT ARE NOT YET DUE AND PAYABLE UNTIL OCTOBER 1, 2016
2. EASEMENTS, BUILDING LINES AND RESTRICTIONS SHOWN ON RECORDED MAP.
3. RESTRICTIONS AND COVENANTS APPEARING OF RECORD IN INSTRUMENT NO. 2000/34390.
4. GREYSTONE LEGACY DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS AS SET OUT IN INST. #1999/50995
5. ACCESS EASEMENT AGREEMENT AS SET OUT IN INSTRUMENT RECORDED AS INSTRUMENT NO. 1999/12253
6. EASEMENT AGREEMENT RECORDED IN INSTRUMENT NO. 1999/12254
7. ACCESS EASEMENT AGREEMENT AND FIRST RIGHT OF REFUSAL AGREEMENT DATED 2/12/99 AND RECORDED IN INSTRUMENT NO. 1999-7167
8. EASEMENT GRANTED TO ALABAMA POWER COMPANY FOR ELECTRICAL POWER AS SET OUT IN REAL 133, PAGE 551; DEED BOOK 246, PAGE 848 AND REAL 142, PAGE 188
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. DECLARATION OF USE RESTRICTIONS BETWEEN GREYSTONE DEVELOPMENT COMPANY LLC, STILLMEADOW FARM LAND LTD, AND WALTER DIXON, AS RECORDED IN INSTRUMENT NO. 1999-12252
11. TRANSMISSION LINE PERMIT TO ALABAMA POWER COMPANY FOR ELECTRICAL POWER AS SHOWN BY INSTRUMENTS RECORDED IN DEED BOOK 246, PAGE 849 AND DEED BOOK 138, PAGE 588

12. RIGHT OF WAY GRANTED TO SOUTH CENTRAL BELL FOR TELEPHONE SERVICES BY INSTRUMENT RECORDED IN REAL 21, PAGE 312.
13. EASEMENT TO ALABAMA POWER COMPANY FOR ELECTRICAL POWER AS SHOWN BY INSTRUMENT RECORDED IN DEED BOOK 351, PAGE 1.

\$325,000.00 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.

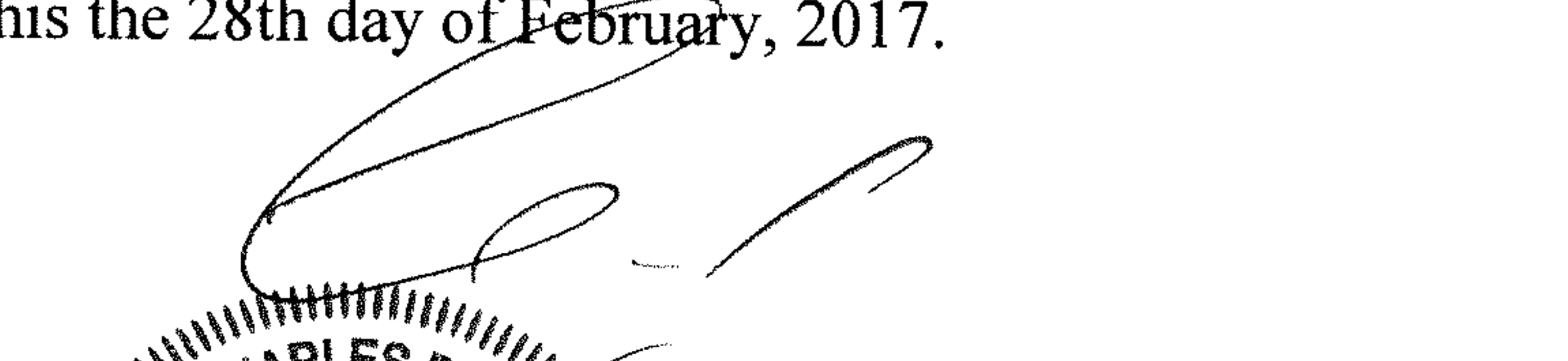
IN WITNESS WHEREOF, said Grantor, has hereunto set his/her hand and seal this the 28th day of February, 2017.


JOHN G. HUGHES

MELANIE HUGHES

STATE OF ALABAMA
COUNTY OF SHELBY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that JOHN G. HUGHES and MELANIE HUGHES 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 28th day of February, 2017.


CHARLES D. SMITH
Notary Public
Print Name
Commission Expires: 12-20-20
NOTARY PUBLIC
STATE OF ALABAMA



Filed and Recorded
Official Public Records
Judge James W. Fuhrmeister, Probate Judge,
County Clerk
Shelby County, AL
03/02/2017 11:06:01 AM
\$518.00 CHERRY
20170302000072700

