

Send tax notice to:
TERRY C. ARGO
4501 7TH AVE WYLAM
BIRMINGHAM, AL 35224

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

2017161

WARRANTY DEED

20170411000122040
04/11/2017 11:50:36 AM
DEEDS 1/2

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of One Hundred Ninety Thousand and 00/100 Dollars (\$190,000.00) **the amount which can be verified in the Sales Contract between the two parties** in hand paid to the undersigned, RETA KAY WALLIS, A MARRIED WOMAN **whose mailing address** is: 505 Aberdeen Way, Birmingham, AL 35242 (hereinafter referred to as "Grantors") by TERRY C. ARGO **whose property address** is: 1167 BERWICK ROAD, 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 147A, ACCORDING TO A RESURVEY OF LOTS 129-178, GREYSTONE RIDGE GARDEN HOMES, AS RECORDED IN MAP BOOK 17, PAGE 28, 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. 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 4, Pages 486, 493 & 495, in the Probate Office of Shelby County, Alabama
3. Rights of others ill and to the common elements as shown on the plat thereof recorded in Greystone Ridge Garden Homes Condominium Plat Book 17, Page 28.
4. Subject to covenants, conditions and restrictions as set forth in the document recorded in Real 265, Page 96, in the Probate Office of Shelby County, Alabama.
5. Transmission line permit granted to Alabama Power Company as recorded in Deed Book 141, Page 180; Real 333, Page 201 and Real 377, Page 441.
6. Rights of others to use of Hugh Daniel Drive as recorded in Deed Book 301, Page 799.
7. Covenant and Agreement for Water Service between Dantract and Shelby County as recorded in Real 235, Page 574.
8. Building setbacks as shown in Declaration of Greystone Ridge Covenants, Conditions and Restrictions as recorded in Instrument No. 1992-4720.
9. Greystone Multi-family Declaration of Covenants, Conditions and Restrictions, as recorded in Real 316, Page 239, as amended by First

Amendment recorded in Real 319, Page 238, Second Amendment as recorded in Real 336, Page 281; Third Amendment as recorded in Instrument No. 1992-4710; and Fourth Amendment as recorded in Instrument No. 1993-10164.

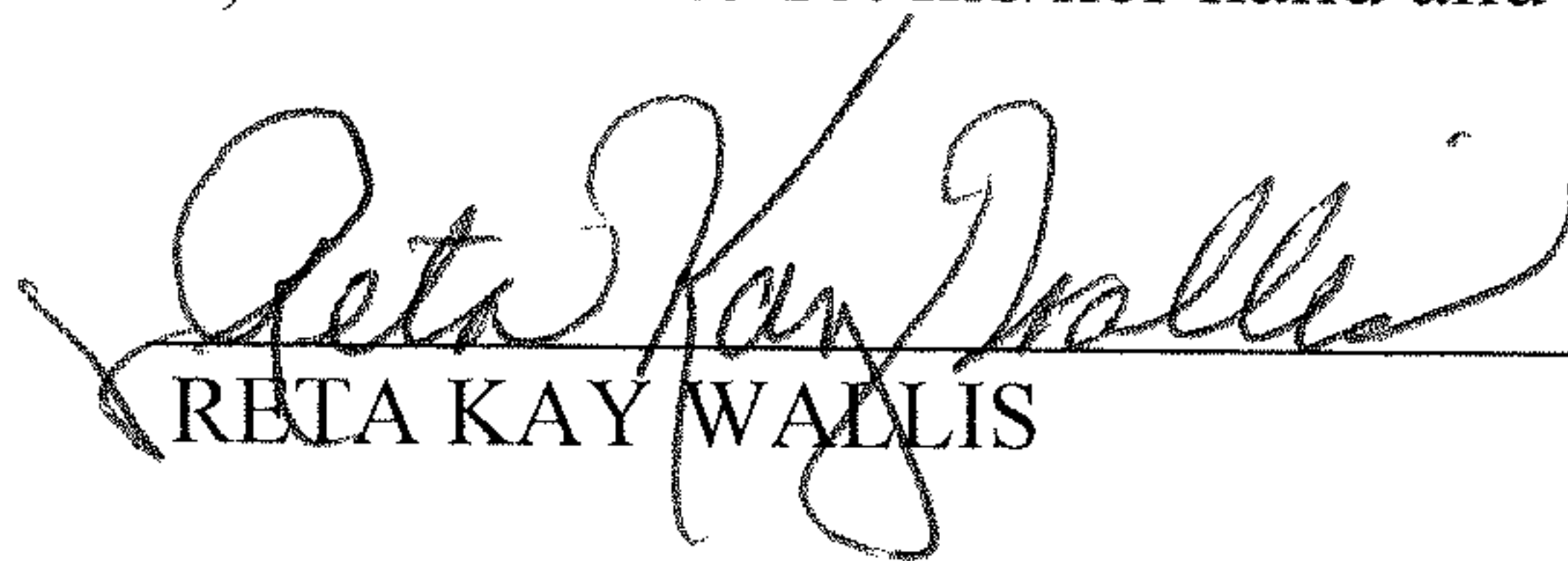
10. Greystone Ridge Garden Homes and First Addition to Greystone Ridge Garden Homes Declaration of Covenants, Conditions and Restrictions as recorded in Instrument No. 1992-4720.
11. Reciprocal Easement Agreement pertaining to access and roadway easements as recorded in Real 312, Page 274, and First Amendment in Real 317, Page 253 and Second Amendment in Instrument No. 1993-3124.
12. Agreement between Daniel Oak Mountain Limited Partnership and Shelby Cable, Inc., as recorded in Real 350, Page 545.
13. Easement to Alabama Power Company as recorded in Instrument No. 1992-26820.
14. Notice regarding availability of sanitary sewer service in favor of SWWC Utilities, Inc. as recorded in Instrument No. 20131204000469370.

\$0.00 OF THE CONSIDERATION AS WAS PAID FROM THE PROCEEDS OF A MORTGAGE LOAN.

This property is not the homestead of the grantor or her spouse.

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 7th day of April, 2017.


RETA KAY WALLIS

STATE OF ALABAMA
COUNTY OF SHELBY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that RETA KAY WALLIS 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 7th day of April, 2017.

Notary Public

Print Name: 

Commission Expires: 30 20



Filed and Recorded
Official Public Records
Judge James W. Fuhrmeister, Probate Judge,
County Clerk
Shelby County, AL
04/11/2017 11:50:36 AM
\$208.00 CHERRY
20170411000122040

