

Send tax notice to:
JOYE PEAVEY HANSFORD
5521 LAKES EDGE 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

2017153

20170501000150000
05/01/2017 03:11:13 PM
DEEDS 1/2

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of Five Hundred Ten Thousand and 00/100 Dollars (\$510,000.00) **the amount which can be verified in the Sales Contract between the two parties** in hand paid to the undersigned, GEORGE LAURIE JOHNSON and ANNE MITCHELL JOHNSON, HUSBAND AND WIFE **whose mailing address** is: 198 Windjamer, Alexander City AL 35010 (hereinafter referred to as "Grantors") by JOYE PEAVEY HANSFORD **whose property address** is: 5521 LAKES EDGE 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 6, according to the Map and Survey of Amended Final Plat of Greystone Farms, Lake's Edge Sector, recorded in Map Book 21, Page 79, in the Office of the Judge of Probate of Shelby County, Alabama.

SUBJECT TO:

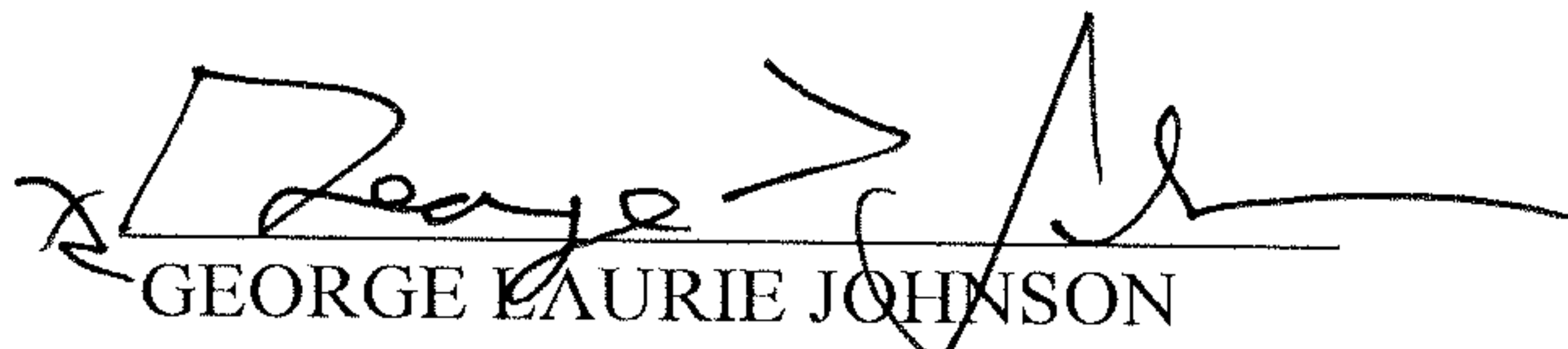
1. Taxes for the year beginning October 1, 2016 which constitutes a lien but are not yet due and payable until October 1, 2017.
2. Restrictions, public utility easements, and building setback lines as shown on maps recorded in Map Book 21, Page 79, and in Map Book 20, Page 106, in the Office of the Judge of Probate of Shelby County, Alabama.
3. Minerals of whatsoever kind, subsurface and surface substances, including but not limited to coal, lignite, 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 and also rights recorded in Deed Book 121, Page 294 and Deed Book 60, Page 260.
4. Sinkholes, limestone formations, soil conditions or any other known or unknown surface or subsurface conditions that may or hereafter exist or occur or cause damage to subject land.
5. Riparian or water rights, claims, or title to water whether or not shown by the public records.
6. Restrictions, covenants, conditions and homeowners association pertaining to Greystone Farms recorded in Instrument #1995-16401; First Amendment recorded in Instrument #1995-1432; Second Amendment recorded in Instrument #1996-21440; Third Amendment recorded in Instrument #1997-2587; 4th Amendment recorded in Instrument #1998-10062; and Fifth Amendment recorded in Instrument #1998-30335, in the Office of the Judge of Probate of Shelby County, Alabama
7. Easement to Bellsouth Communications as shown by instrument recorded as Instrument #1995-7422.


8. Amended and Restated restrictive covenants including building setback lines and specific provisions for dense buffer along Hugh Daniel Drive, all as set out in instrument recorded in Real 265, Page 96 in Probate Office, and which said building setback lines and dense buffer are shown on survey of Paragon Engineering, Inc. dated 07/14/94.
9. Shelby Cable Agreement recorded in Real 350, Page 5435.
10. Covenants and agreement for water service as set out in an Agreement recorded in Real Book 235, Page 574, as modified by Agreement recorded as Instrument #1992-20786, as further modified by Agreement recorded as Instrument #1993-20840.
11. Rights of others to the use of Hugh Daniel Drive as recorded in Deed Book 301, Page 799.
12. Right-of-way from Daniel Oak Mountain Limited to Shelby County recorded on 07/13/1994, in Instrument #1994-21963.
13. Development Agreement between Daniel Oak Mountain Limited Partnership, Greystone Residential Association, Inc., Greystone Ridge, Inc., and United States Fidelity and Guaranty Company as Instrument #1994-22318; First Amendment recorded in Instrument #1996-0530; Second Amendment recorded in Instrument #1998-16170; and as amended.
14. Greystone Farms Reciprocal Easement Agreement as set out in Instrument #1995-16400.
15. Greystone Farms Community Center Property Declaration of Covenants, Conditions and Restrictions recorded in Instrument #1995-16403.

\$385,000.00 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 27th day of April, 2017.


GEORGE LAURIE JOHNSON


ANNE MITCHELL JOHNSON

STATE OF ALABAMA
COUNTY OF SHELBY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that GEORGE LAURIE JOHNSON and ANNE MITCHELL JOHNSON 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 27th day of April, 2017.



Filed and Recorded
Official Public Records
Judge James W. Fuhrmeister, Probate Judge,
County Clerk
Shelby County, AL
05/01/2017 03:11:13 PM
\$143.00 CHERRY
20170501000150000



