

Send tax notice to:  
KYLE D. URECH  
4112 MILNERS LANE  
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

2017148

**20170501000150020**  
**05/01/2017 03:23:41 PM**  
**DEEDS 1/2**

**WARRANTY DEED**

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of Four Hundred Nineteen Thousand and 00/100 Dollars (\$419,000.00) **the amount which can be verified in the Sales Contract between the two parties** in hand paid to the undersigned, RUTH D. CAMPBELL and RONALD CAMPBELL, WIFE AND HUSBAND **whose mailing address** is: 9 Turnberry Place, Shoal Creek AL 35242 (hereinafter referred to as "Grantors") by KYLE D. URECH and MARIA URECH **whose property address** is: 4112 MILNERS LANE, 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, as joint tenants with right of survivorship, the following described real estate situated in Shelby County, Alabama, to-wit:

**Lot 76, according to the Final Record Plat of Greystone Farms, Milner's Crescent Sector - Phase 3, as recorded in Map Book 23, Page 71, 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 Volume 121, Page 294 and Volume 60, Page 260
3. Such state of facts as shown on the Final Record Plat of Greystone Farms, Milner's Crescent Sector, Phase 3, as recorded in Map Book 23, Page 71
4. Building setback lines and restrictions as shown by recorded map and recorded in Instrument No. 1998-51414.
5. Release of damages as recorded in Instrument No. 1998-1388
6. Easement to BellSouth Communication as recorded in Instrument No. 1995-7422
7. Agreement granted to Shelby County Cable as recorded in Real Volume 350, Page 545.
8. Agreement with Water Works Board as recorded in Real Volume 235, Page 574; Instrument No. 1992-20786 and Instrument No. 1993-20840.
9. Right of way to Shelby County as recorded in Instrument No. 1994-22318
10. Right of way to Alabama Power Company as recorded in Instrument No. 1998-34328
11. Restrictions as recorded in Instrument No. 1998-10062; Instrument No. 1998-30335; Instrument No. 1997-2587; Instrument No. 1996-21140; Instrument No. 1995-16042 and amended in Instrument No. 1996-1432; Volume 4592, Page 97 and Volume 301, page 799.
12. Rights of others for the use of Hugh Daniel Drive as recorded in Deed Book 301, Page 799.
13. Greystone Farms, Declaration of Protective Covenants, Conditions and Restrictions as recorded in Instrument No. 1995-16401 and any amendments thereto.

14. Notice regarding availability of sanitary sewer service in favor of SWWC Utilities, Inc. as recorded in Instrument No. 20131204000469370.

\$398,050.00 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 26th day of April, 2017.

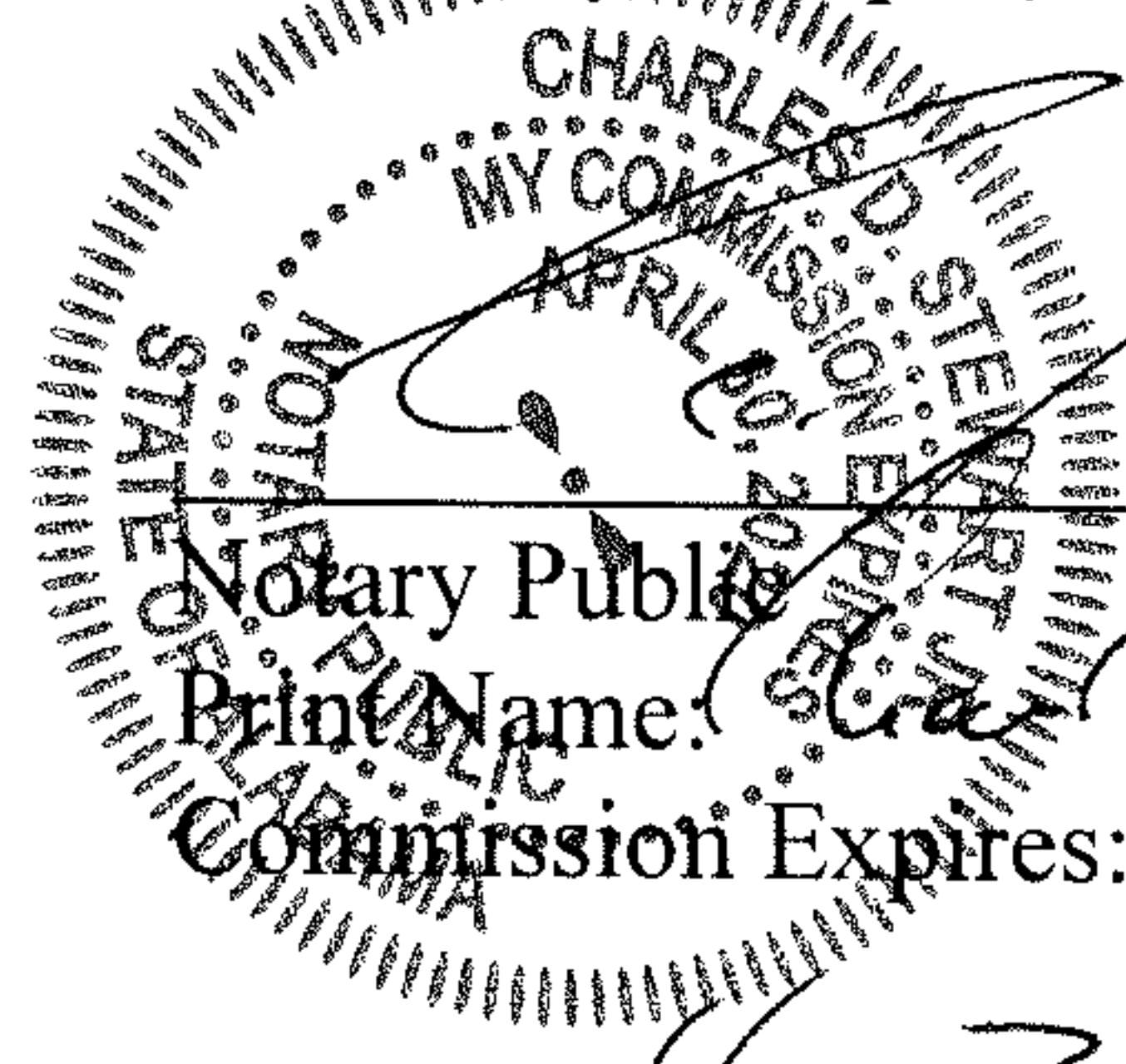
  
RUTH D. CAMPBELL

  
RONALD CAMPBELL

STATE OF ALABAMA  
COUNTY OF SHELBY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that RUTH D. CAMPBELL and RONALD CAMPBELL 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 26th day of April, 2017.

  
Notary Public  
Print Name: Charles D. Stewart, Jr.  
Commission Expires: 4/20/2018



Filed and Recorded  
Official Public Records  
Judge James W. Fuhrmeister, Probate Judge,  
County Clerk  
Shelby County, AL  
05/01/2017 03:23:41 PM  
\$39.00 CHERRY  
20170501000150020

