

Send tax notice to:
SHEREE H. ANDREWS
1001 LINKSIDE 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

2017170

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of Two Hundred Eighty-Five Thousand and 00/100 Dollars (\$285,000.00) **the amount which can be verified in the Sales Contract between the two parties** in hand paid to the undersigned, JIMMIE FALKNER LEGG, AN UNMARRIED WOMAN **whose mailing address** is: 146 Birch Creek Dr Birmingham AL 35242 (hereinafter referred to as "Grantors") by SHEREE H. ANDREWS **whose property address** is: 1001 LINKSIDE 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 3A, according to Linkside at Greystone Resurvey #1, as recorded in Map Book 17, Page 56, in the Probate Office of Shelby County, Alabama.

Together with the non-exclusive easement to use the Private Roadways, Common Areas and Hugh Daniel Drive, all as more particularly described in the Greystone Residential Declaration of Covenants, Conditions and Restrictions dated November 6, 1990 and recorded in Real 317, Page 260, in the Probate Office of Shelby County, Alabama and all amendments thereto.

Jimmie F. Legg and Jimmie Falkner Legg are one in the same person

Jimmie F. Legg is the surviving grantee of that deed recorded in Instrument No. 1993-23956, in the Probate Office of Shelby County, Alabama; the other grantee William L. Legg, is deceased, having died on or about the 13th day of February, 2015.

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 ail 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 Book 4 at page 495, Book 60 at Page 260 and Book 121 at page 294
3. Building restriction lines and public utility easements as shown on recorded plat, including a 15' easement and a 20' storm drainage easement.
4. Transmission line permit to Alabama Power Co. in Book 186 at page 223, Book 239 at page 214 and Book 109 at page 505.
5. Rights of others to the use of Hugh Daniel Drive in Book 301 at page 799
6. Covenant and agreement for water service with Shelby County as set out in Real 235 at Page 574 and Inst. No. 1993-20840.
7. Agreement with Shelby Cable, Inc. in Real 350 at page 545
8. Easement to Alabama Power Co. as recorded in Book.305 at page 637
9. Easements and building lines as shown on recorded map.

10. Covenants, conditions and restrictions as set forth in the document recorded in Real 317 at page 260, Map Book 17 at page 56, Real 265 at page 96, Real 319 at page 235, Real 346 at page 942, Real 378 at page 904, Real 397 at page 958, Inst, Nos. 1992-17890, 1993-3123~1993-10163, 1993-16982 and 1993-20968, and any amendments thereto.

\$256,500.00 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.

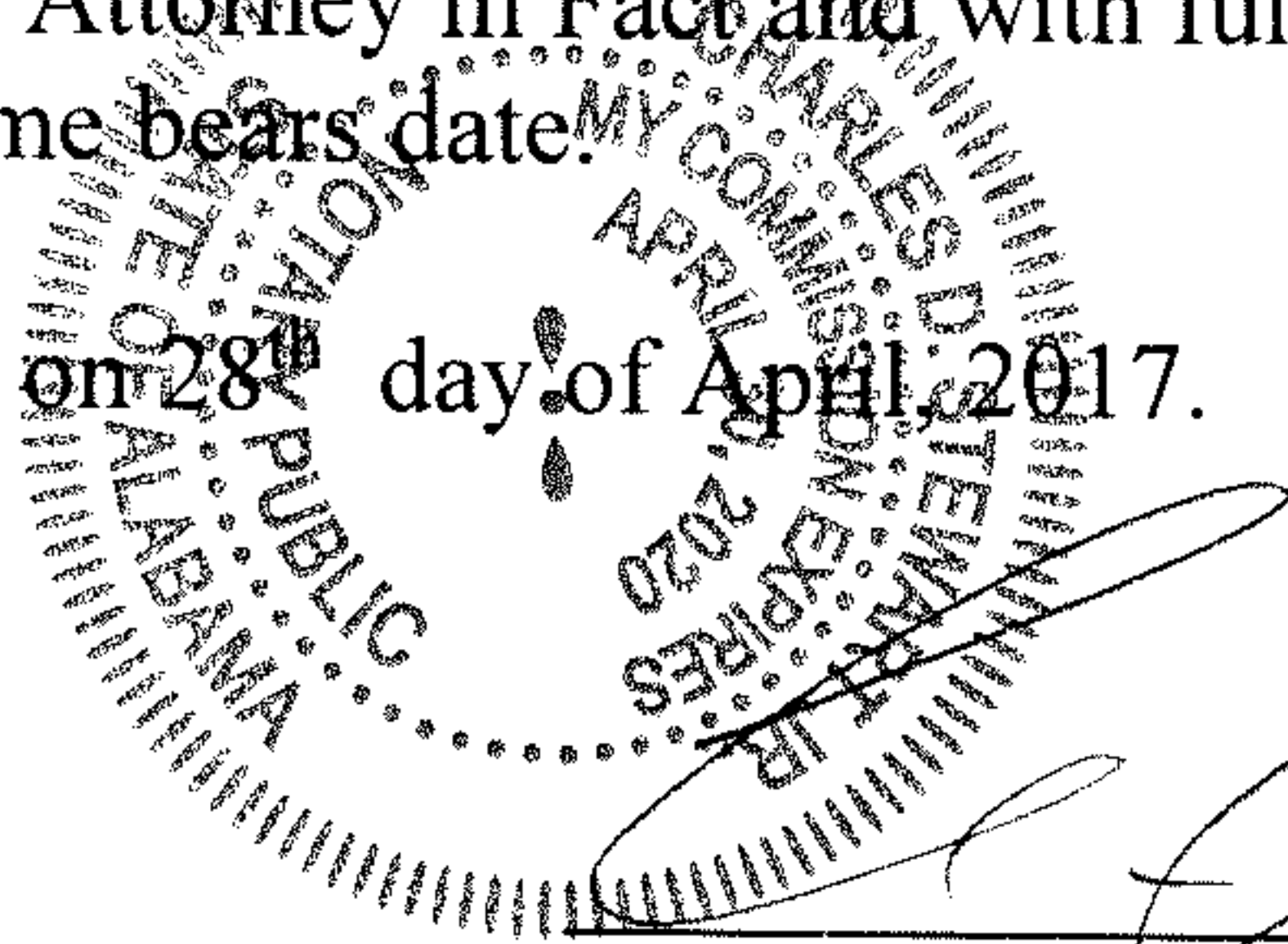
IN WITNESS WHEREOF, said Grantor, has hereunto set his/her hand and seal this the 28th day of April, 2017.

*Jimmie Falkner Legg by
John Christopher Dickinson
her attorney in fact*
JIMMIE FALKNER LEGG BY JOHN
CHRISTOPHER DICKINSON HER
ATTORNEY IN FACT

STATE OF ALABAMA
COUNTY OF SHELBY

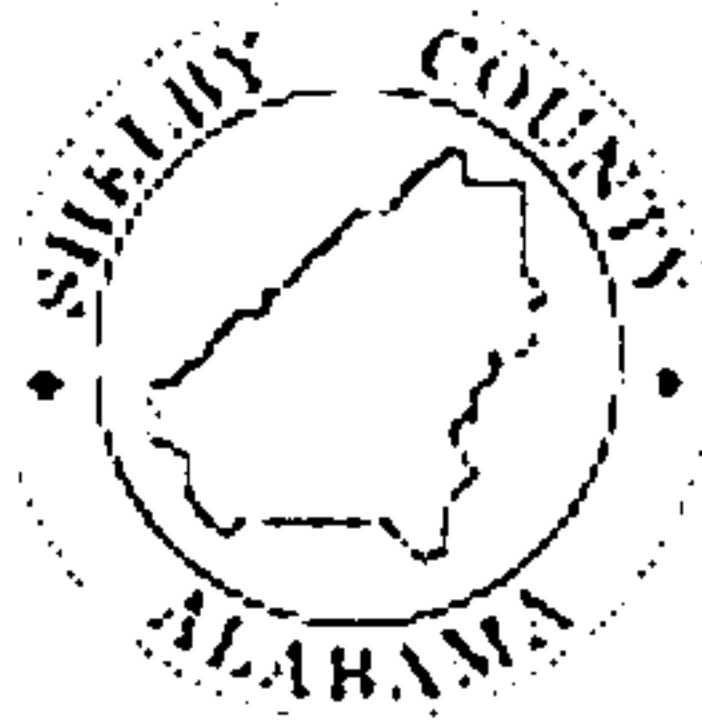
I, the undersigned, a Notary Public in and for said County, in said State, hereby certify JIMMIE FALKNER LEGG, by JOHN CHRISTOPHER DICKINSON, as her Attorney in Fact whose name is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this day, that, being informed of the contents of the conveyance he, in his capacity as such Attorney in Fact and with full authority executed the same voluntarily on the day the same bears date.

Given under my hand and official seal on 28th day of April, 2017.



Notary Public
Print Name: *Charles D Stewart Jr*
Commission Expires: *4 30 20*

Jimmie Falkner Legg



Filed and Recorded
Official Public Records
Judge James W. Fuhrmeister, Probate Judge,
County Clerk
Shelby County, AL
05/03/2017 08:40:48 AM
\$46.50 DEBBIE
20170503000152040