


State of Alabama)  
County of Shelby )

Warranty Deed

  
20170601000193540 1/2 \$103.00  
Shelby Cnty Judge of Probate, AL  
06/01/2017 03:12:49 PM FILED/CERT

**KNOW ALL MEN BY THESE PRESENTS**, That for and in consideration of four hundred twenty five thousand and no/100 Dollars (\$425,000.00) being the contract sales price, to the undersigned Grantors in hand paid by the Grantees herein, the receipt whereof is acknowledged, William H. Parks, and spouse, Alandra Parks (**Grantors**) whose address is 84 Ridge View Lane, Birmingham, AL 35242, do grant, bargain, sell and convey unto Tracey V. Thomson and Debbra A. Thomson (**Grantees**) whose address is 1508 Greystone Parc Circle, Birmingham, AL 35242 as joint tenants with right of survivorship, the following described real estate situated in Shelby County, Alabama to-wit:

**LOT 19, ACCORDING TO THE SURVEY OF THE PARC AT GREYSTONE, AS RECORDED IN MAP BOOK 32, PAGE 42 A, B & C IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.** aka 1508 Greystone Parc Circle, Birmingham, AL 35242

**Subject to:**

Ad Valorem Taxes due October 1, 2017.

Restrictions, public utility easements, and building setback lines as shown on recorded map and survey of The Parc at Greystone recorded in Map Book 32, page 42 A, B & C, in the Office of the Judge of Probate of Shelby County, Alabama.

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 as recorded in Instrument #20040819000464500 and Instrument #1993-35661.

Greystone Residential Declaration of Covenants, Conditions and Restrictions as recorded in Real 317, Page 260, amended in Real Book 346, page 942, in Real Book 378, page 904, Real Book 397, page 958, Instrument #1992-17890, Instrument #1993-03123, Instrument #1993-10163, Instrument #1993-16982, Instrument #1993-20968, Instrument #1993-32840, Instrument #1994-23329, Instrument #1995-08111, Instrument #1995-24267, Instrument #1995-34231, Instrument #1995-35679, Instrument #1996-19860, Instrument #1996-37514, Instrument #1996-39737, Instrument #1997-02534, Instrument #1997-17533, Instrument #1997-30081, Instrument #1997-38614, Instrument #1999-03331, Instrument #1999-06309, Instrument #1999-47817, Instrument #20020717000334280, Instrument #200309090006044430, and in Instrument #20031023000711520, Instrument #20040630000361770 and any further amendments thereto.

Articles of Incorporation for Greystone Residential Association, Inc. as recorded in Book 42, Page 835.

Articles of Amendment to Articles of Incorporation for Greystone Residential Association, Inc. as recorded in Instrument #20040726000414280.

Restrictions, reservations, covenants, conditions and release of damages as recorded in Instrument #20040819000464500.

Easement agreement by and between Daniel Realty Company and Greystone Branch LLC as recorded in Instrument #2002-22977.

Right-of-way to Alabama Power Company recorded in Volume 109, Page 504, Volume 111, Page 403 and in Instrument #2003-66119, in the Office of the Judge of Probate of Shelby County, Alabama.

**\$340,000.00 of the consideration was paid from the proceeds of a mortgage loan.**

**TO HAVE AND TO HOLD** unto the said **Grantees** as Joint Tenants with Right of Survivorship, their heirs and assigns forever; it being the intention of the Parties to this conveyance, that (unless the joint tenancy hereby created is severed or terminated during the joint lives of the grantees herein) in the event one grantee herein survives the other, the entire interest in fee simple shall pass to the surviving grantee, and if one does not survive the other, the heirs and assigns of the grantees herein shall take as tenants in common.

And said **Grantors** do for themselves, their heirs, successors, assigns, and personal representatives

Shelby County, AL 06/01/2017  
State of Alabama  
Deed Tax: \$85.00



covenant with said **Grantees**, their heirs, successors and assigns that they are lawfully seized in fee simple of said premises, that they are free from all encumbrances, unless otherwise noted above, that they have a good right to sell and convey the same as aforesaid, and that they will and their heirs, successors, assigns and personal representatives shall, warrant and defend the same to the said **Grantees**, their heirs, successors and assigns forever, against the lawful claims of all persons.

**IN WITNESS WHEREOF**, the said **Grantors** have caused this conveyance to be executed this the 30th day of May, 2017.

 SEAL  
WILLIAM H. PARKS

 SEAL  
ALANDRA PARKS

State of Alabama  
County of Jefferson

I, Gene W. Gray, Jr., a Notary Public, in and for said County in said State, hereby certify that William H. Parks, and spouse, Alandra Parks whose names are signed to the foregoing conveyance, and who are known to me, acknowledged before me on this day, that being informed of the contents of said conveyance, they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal of office this 30<sup>th</sup> day of May, 2017.

  
Notary Public  
Commission Expires: 11/09/18

**This Instrument Prepared By:**  
Gene W. Gray, Jr.  
2100 Southbridge Parkway, Suite 338  
Birmingham, AL 35209  
205 879 3400  
217111

**Send Tax Notice To:**  
Tracey V. Thomson  
Debbra A. Thomson  
1508 Greystone Parc Circle  
Birmingham, AL 35242  
03-8-28-0-006-019.000



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