

Send tax notice to:
MARY TABITHA SHIREY
6004 TERRACE HILLS DRIVE
HOOVER, 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

2017435

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of Two Hundred Forty Thousand and 00/100 Dollars (\$240,000.00) **the amount which can be verified in the Sales Contract between the two parties** in hand paid to the undersigned, RICHARD L. DOWNING and DIANNE S. DOWNING, HUSBAND AND WIFE **whose mailing address** is: 6140 US Highway 413, French Camp, MS 39745 (hereinafter referred to as "Grantors") by MARY TABITHA SHIREY AND CHARLES SHIREY **whose property address** is: 6004 Terrace Hills Drive, Hoover, AL, 35242 hereinafter referred to as Grantees"), the receipt and sufficiency of which are hereby acknowledged, Grantors do, 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 2, according to the Final Record Plat of Greystone Farms Terrace Hills Sector, as recorded in Map Book 24, Page 54, 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. Easement(s), building line(s) and restriction(s) as shown on recorded map.
3. Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the covenants, conditions and restrictions recorded in Inst., No. 1995-16401; 1st Amendment recorded in Inst. No. 1996-01432; 2nd Amendment recorded in Inst. No. 1996-21440; 3rd Amendment recorded in Inst. No. 1997-02587; 4th Amendment recorded in Inst. No. 1998-10052 and 5th Amendment recorded in Inst. No. 1998-30335.
4. Easement to BellSouth Telecommunications recorded in Inst. No. 1995-7422.
5. Amended and restated restrictive covenants and specific provisions for Dense Buffer along Hugh Daniel Drive recorded in Real 265, Page 96 which are shown on Survey of Paragon Engineering, Inc. 7/14/94.
6. Shelby Cable Agreement recorded in Real 350, Page 545.
7. Covenants and agreements for Water Service as set forth in Real 235, Page 574 modified in Inst. No. 1992-20786 further modified in Inst. No. 1993-20840.

8. Right-of-way from Daniel Oak Mountain Limited to Shelby County on July 13, 1994 recorded in Inst. No. 1994-21963.
9. Development Agreement between Daniel Oak Mountain Limited Partnership, Greystone Residential Association, Inc., Greystone Ridge, Inc. and United States Fidelity and Guaranty Company, including restrictions, conditions and covenants as set forth in Inst. No. 1994-22318; 1st Amendment recorded in Inst. No. 1996-0530; 2nd Amendment recorded in Inst. No. 1998-16170.
10. Greystone Farms Reciprocal Easement Agreement recorded in Inst. No. 1995-16400.
11. Greystone Farms Community Center Property Declaration of Covenants, Conditions and Restrictions recorded in Inst. No. 1995-16403.
12. Sinkholes, limestone formations, soil conditions or any other known or unknown surface or subsurface conditions that mayor hereafter exist or occur of cause damage to subject property and release of damages as set 'forth in Inst. No. 1999-444083.

\$235,653.00 OF THE CONSIDERATION AS WAS PAID FROM THE PROCEEDS OF A MORTGAGE LOAN.

TO HAVE AND TO HOLD unto the Grantees, their successors and assigns forever.

The Grantors do for themselves, their successors and assigns, covenant with the Grantees, their successors and assigns, that they are lawfully seized in fee simple of said premises; that it is free from all encumbrances, except as shown above; that they have a good right to sell and convey the same as aforesaid; and that they will, and their 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 Grantors, have hereunto set their hand and seal this the 14th day of August, 2017.

Richard L. Downing
RICHARD L. DOWNING

Dianne S. Downing
DIANNE S. DOWNING

STATE OF ALABAMA
COUNTY OF SHELBY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that RICHARD L. DOWNING and DIANNE S. DOWNING 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 14th day of August, 2017.



Filed and Recorded
Official Public Records
Judge James W. Fuhrmeister, Probate Judge,
County Clerk
Shelby County, AL
08/16/2017 11:33:18 AM
\$22.50 CHERRY
20170816000296450

James W. Fuhrmeister

Notary Public
Name: *Charles D. Stewart Jr.*
Commission Expires: *08/16/2020*
State of Alabama

Charles D. Stewart Jr.
Stewart J
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