


State of Alabama)
County of Shelby)


20170915000336060 1/2 \$105.00
Shelby Cnty Judge of Probate, AL
09/15/2017 10:00:50 AM FILED/CERT

Warranty Deed

KNOW ALL MEN BY THESE PRESENTS. That for and in consideration of four hundred thirty five thousand and no/100 dollars (\$435,000.00) being the contract sales price, to the undersigned Grantor in hand paid by the Grantees herein, the receipt whereof is acknowledged, Mary Ann Neill Nelson (**Grantor**) and spouse, R. E. Nelson whose address is 355 Amherst Drive, Hoover, AL 35242 do grant, bargain, sell and convey unto William C. Lucas and Tammy S. Lucas (**Grantees**) whose address is 3592 Shandwick Place, Hoover, AL 35242 as joint tenants with right of survivorship, the following described real estate situated in Shelby County, Alabama to-wit:

LOT 103, ACCORDING TO THE SURVEY OF GREYSTONE 1ST SECTOR, PHASE I AS RECORDED IN MAP BOOK 14, PAGES 91 A&B IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA aka 3592 Shandwick Place, Hoover, AL 35242

Subject to:

Ad valorem taxes due October 1, 2017.

10 foot easement on Northwest and Southwest, as shown by recorded map.

50 foot front and rear setback and a 15 foot setback set out in deed recorded in Real 343, page 637, in the Probate Office of Jefferson County, Alabama.

Restrictions as shown by recorded map.

Title to all minerals within and underlying the premises, together with all mining rights and other rights, privileges and immunities relating there to and release of damages recorded in Real 343, page 637, in the Probate Office of Shelby County, Alabama.

Restrictions appearing of record in Real 373, page 862; Real 317, page 260; Real 265, page 96; Real 319, page 235; Real 333, page 415; Real 336, page 281 and Real 397, page 958, in the Probate Office of Shelby County, Alabama, but omitting any covenant or restriction based on race, color, religion, sex, handicap, familial status, or national origin.

Right of Way granted to Alabama Power Company by instrument recorded in Volume 109, page 505; Volume 112, page 517; Volume 305, page 637 and Real 333, page 138 in the Probate Office of Shelby County, Alabama.

Rights of others to use of Hugh Daniel Drive as set out in instrument recorded in Deed Book 301, page 799, in the Probate Office of Shelby County, Alabama.

Covenants and Agreement for water service, recorded in Real 235, page 574, in the Probate Office of Shelby County, Alabama.

Reciprocal Easement Agreement pertaining to access and roadway easements recorded in Real 312, page 274 and amended by Real 317, page 253, in the Probate Office of Shelby County, Alabama.

Title to all minerals within and underlying the premises, together with all mining rights and other rights, privileges and immunities relating there to, as recorded in Volume 4, page 486; Volume 121, page 294 and Volume 60, page 260, in the Probate Office of Shelby County, Alabama.

Right of way and Easement to Alabama Power Company for water distribution, as recorded in Real 333, page 138, in the Probate Office of Shelby County, Alabama.

Release of Damages as recorded in Real 317, page 260, in the Probate Office of Shelby County, Alabama.

Map Book 14, page 91 shows the following reservation:

Sink Hole Prone Areas-The Subdivision shown herein including lots and streets, lies in an area where natural lime sinks may occur. Shelby County, the Shelby County Engineer, the Shelby County, Planning Commissioner and the individual members thereof and all other agents, servants or employees of Shelby County, Alabama, make no representations that the subdivision lots and street are safe or suitable for residential construction, or for any other purpose whatsoever. "Area underlain by limestone and thus may be subject to lime sink activity".

Greystone Residential Declaration of Covenants, Conditions and Restrictions recorded in Real 317, page 260; amended by Real 319, page 235; by First Amendment to Restrictions, recorded in Real 346, page 942; Second Amendment recorded in Real 378, page 904; Third Amendment recorded in Real 397, page 958; Fourth Amendment recorded in Instrument 1992-17890; Fifth Amendment recorded in Instrument 1993-3123; Sixth Amendment recorded in Instrument 1993-10163; Seventh Amendment recorded in Instrument 1993-16982; Eighth Amendment recorded in Instrument 1993-20968; Ninth Amendment recorded in Instrument 1993-32840; Tenth Amendment recorded in Instrument 1994-23329; Eleventh Amendment recorded in Instrument 1995-08111; Twelfth Amendment recorded in Instrument 1995-24267; Thirteenth Amendment recorded in Instrument 1995-34231; Fourteenth Amendment recorded in Instrument 1996-19860; Fifteenth Amendment recorded in Instrument 1996-37514; Sixteenth Amendment recorded in Instrument 1996-39737; Seventeenth Amendment recorded in Instrument 1997-02534; Eighteenth Amendment recorded in Instrument 1997-17533; Nineteenth Amendment recorded in Instrument 1997-30081; Twentieth Amendment recorded in Instrument 1997-38614; Twenty-First Amendment recorded in Instrument 1999-03331; Twenty-Second Amendment recorded in Instrument 1999-06309; Twenty-Third Amendment recorded in Instrument 1999-47817; Twenty-Fourth Amendment recorded in Instrument 20020717000334280; Twenty-Fifth Amendment recorded in Instrument 20030909000604430; Twenty-Sixth Amendment recorded in Instrument 20031023000711520; Twenty-Seventh Amendment recorded in Instrument 20031105000735510; Twenty-Eighth Amendment recorded in Instrument 20040521000271000271290 and Twenty-Ninth Amendment recorded in Instrument 20040630000361770, in the Probate Office of Shelby County, Alabama.

Rights of others to use Hugh Daniel Drive as set out in instrument recorded in Deed Book 301, page 799, in the Probate Office of Shelby County, Alabama.

Covenants and Agreements for water service as set out in instrument, recorded in Real 235, page 574 and amended by Instrument 1993-20820 and Instrument 1992-20786, in the Probate Office of Shelby County, Alabama.

Reciprocal easement agreement pertaining to access and roadway easements, as set out in Real 312, page 274, amended by Real 317, page 253 and Instrument 1993-324, in the Probate Office of Shelby County, Alabama.

Mineral and mining rights and rights incident thereto recorded in Volume 4, page 486 and Deed Book 60, page 260, in the Probate Office of Shelby County, Alabama.

Release of Damages as set out in Declaration of Covenants, Conditions and Restrictions, as recorded in Real 317, page

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State of Alabama
Deed Tax: \$87.00

260. in the Probate Office of Shelby County, Alabama.

Restrictions, conditions, modifications, covenants, rights, privileges, immunities and limitations recorded in Instrument 1992-18793, in the Probate Office of Shelby County, Alabama.

Front setback of 35 feet, rear setback 50 feet and side setback 10 feet, as shown by recorded map and as recorded in Instrument 1992-15244 and amended by Restrictions and Release of Damages recorded in Instrument 1993-00575, in the Probate Office of Shelby County, Alabama.

Amended and Restated Restrictive Covenants recorded in Real 265, page 96, in the Probate Office of Shelby County, Alabama.

Transmission line permits to Alabama Power Company recorded in Deed Book 109, page 505, in the Probate Office of Shelby County, Alabama.

Easement for Alabama Power Company recorded in Real 333, page 201, in the Probate Office of Shelby County, Alabama.

Agreement between Daniel Oak Mountain Limited Partnership and Shelby Cable, Inc., recorded in Real 350, page 545, in the Probate Office of Shelby County, Alabama.

Agreement with Alabama Power Company, recorded in Instrument 1992-26823, in the Probate Office of Shelby County, Alabama.

Restrictions, Mineral and Mining Rights and rights incident thereto and Release of Damages as recorded in Instrument 1995-25771 and Instrument 1995-35292 in the Probate Office of Shelby County, Alabama.

Building lines, restrictions, conditions, mineral and mining rights incident thereto and release of damages recorded in Instrument 1993-17190 in the Probate Office of Shelby County, Alabama.

Restrictions recorded in Instrument 2000-17644 and amended in Instrument 0021002000476370 in the Probate Office of Shelby County, Alabama.

Easement to Shelby County, Alabama recorded in Instrument 20040102000001570 in the Probate Office of Shelby County, Alabama.

\$348,000.00 of the consideration was paid from the proceeds of a mortgage loan.

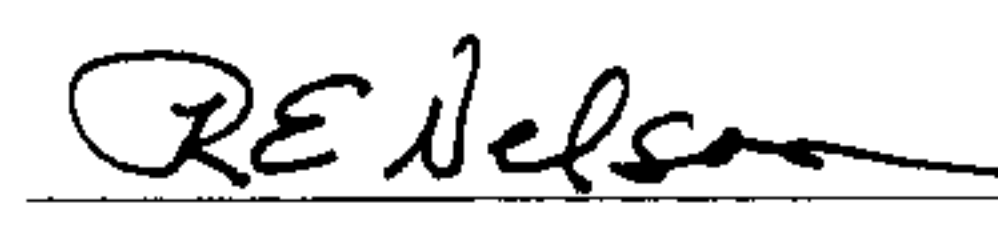
R. E. Nelson executes this deed to comply with Section 6-10-3, Code of Alabama, but makes no warranty of title.

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 **Grantor** does for herself, her heirs, successors, assigns, and personal representatives covenant with said **Grantees**, their heirs, successors and assigns that she is lawfully seized in fee simple of said premises, that they are free from all encumbrances, unless otherwise noted above, that she has a good right to sell and convey the same as aforesaid, and that she will and her 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 Grantor and her spouse have caused this conveyance to be executed this the 12th day of September, 2017.


MARY ANN NEILL NELSON


R. E. NELSON


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 Mary Ann Neill Nelson and spouse, R. E. Nelson 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 12th day of September, 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
File 217195

Send Tax Notice To:
William C. Lucas
Tammy S. Lucas
3592 Shandwick Place
Hoover, AL 35242
03-9-32-0-002-006.014


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