

Send tax notice to:  
CHARLES A CAWTHORNE  
1020 ROYAL MILE  
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

2017539

**20170919000341620**  
**09/19/2017 03:11:05 PM**  
**DEEDS 1/3**

**WARRANTY DEED**

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of One Million Fifty Thousand and 00/100 Dollars (\$1,050,000.00) **the amount which can be verified in the Sales Contract between the two parties** in hand paid to the undersigned, **RUSSELL L FAVORITE**, a single individual whose mailing address is: 3021 Dublin Circle, Bessemer, AL 35022, and **DONNA H FAVORITE**, a single individual whose mailing address is: 2510 Genoa Way Apt 101 Vestavia AL 35243 (hereinafter referred to as "Grantors") by **CHARLES A CAWTHORNE** whose property address is: 1020 ROYAL MILE, BIRMINGHAM, AL, 35242 hereinafter referred to as Grantee"), the receipt and sufficiency of which are hereby acknowledged, Grantors do, by these presents, grant, bargain, sell, and convey unto Grantee, the following described real estate situated in Shelby County, Alabama, to-wit:

**Lot 734, according to the Map and Survey of Greystone Legacy, 7th Sector, recording in Map Book 30, Page 43 A, B and C, in the Office of the Judge of Probate 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. Restrictions, public utility easements, and building setback lines as shown on recorded map and survey of Greystone Legacy, 7th Sector recorded in Map Book 30, page 43 A, B & C, in the Office of the Judge of Probate of Shelby County, Alabama.

3. 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 a" rights, privileges, and immunities relating thereto, whether or not appearing in the Public Records, including those recorded in Deed Book 121, page 294 and Real Book 261, page 493 and 494.
4. Sinkholes, limestone formations, soil conditions or any other known or unknown surface or subsurface conditions that mayor hereafter exist or occur or cause damage to subject property.
5. Greystone Legacy Declaration of Covenants, Conditions and Restrictions dated as of December 1, 1999, which has been recorded as Instrument #1999-50995, amended in Instrument #2000-04911, Second Amendment recorded in Instrument #2000-34390, Third Amendment recorded in Instrument #2000-40197, Fourth Amendment recorded in Instrument #2001-16407, Fifth Amendment recorded in Instrument #2001-48193, Sixth Amendment recorded in Instrument #20020823000401390, Seventh Amendment recorded in Instrument #20021003000479580, Eighth Amendment recorded in Instrument#20030220000107790, Ninth Amendment recorded in Instrument #20030424000253400, Tenth Amendment recorded in Instrument #2003050700028300, Eleventh Amendment recorded in Instrument #20031023000711510, Twelfth Amendment recorded in Instrument #20031105000735500, Thirteenth Amendment recorded in Instrument #20040129000047160, Fourteenth Amendment recorded in Instrument #20040521000271310, Fifteenth Amendment recorded in Instrument #20040927000532560; Sixteenth Amendment recorded in Instrument #20061013000509240; and Seventeenth Amendment recorded in Book LR200712, page 17957.
6. Restrictive covenants recorded in Instrument #2001-38396, Instrument #2001-48193; Amended and Restated in Instrument #20040301000102720.
7. Articles of Incorporation of Greystone Legacy Homeowner's Association, Inc., recorded as Instrument #1999-50982, in the Office of the Judge of Probate of Shelby County, Alabama.
8. Declaration of Watershed Protective Covenants for Greystone Development as recorded in Instrument #2000-17644, with Assignment and Assumption Agreement recorded as Instrument #2000-20625, amended in Instrument #20031002000476370, in the Office of the Judge of Probate of Shelby County, Alabama.
9. Restrictions, reservations, Conditions and release of damages as recorded in Instrument #20030128000051090, in the Office of the Judge of Probate of Shelby County, Alabama.
10. Covenants and Agreements for Water Service as recorded in Real 235, page 574; amended in Instrument #1992-20786 and Instrument #1993-20840.
11. Articles of Incorporation of Greystone Residential Association, Inc., as recorded in Book 042, page 835 amended in Instrument #20040726000414280.



12. Release of damages recorded in Instrument #20030113000024550.
13. 20" Sanitary sewer agreement recorded in Instrument #20131204000469370.
14. Reciprocal Easement agreement as recorded in Instrument #2001-38396.

TO HAVE AND TO HOLD unto the Grantee, his successors and assigns forever.

The Grantors do for themselves, their successors and assigns, covenant with the Grantee, his 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 Grantee, his 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 15th day of September, 2017.

  
RUSSELL L FAVORITE

  
DONNA H FAVORITE

STATE OF ALABAMA  
COUNTY OF SHELBY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that RUSSELL L FAVORITE and DONNA H FAVORITE whose names are signed to the foregoing instrument, and who are known to me, acknowledged before me on this day, that, being informed of the contents of the said instrument, they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this the 15th day of September, 2017.



Filed and Recorded  
Official Public Records  
Judge James W. Fuhrmeister, Probate Judge,  
County Clerk  
Shelby County, AL  
09/19/2017 03:11:05 PM  
\$1071.00 CHERRY  
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