

Send tax notice to:  
STEPHEN JOHNSON  
1033 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

2017512

**WARRANTY DEED**

**20171002000358250**  
**10/02/2017 03:15:50 PM**  
**DEEDS 1/2**

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of Nine Hundred Fifty-Five Thousand and 00/100 Dollars (\$955,000.00) **the amount which can be verified in the Sales Contract between the two parties** in hand paid to the undersigned, **DOUG LAMAR and MELISSA LAMAR, HUSBAND AND WIFE**, whose mailing address is: 15164 Unversess Cove Lane, Birmingham AL 35242 (hereinafter referred to as "Grantors") by **STEPHEN JOHNSON and SHANDA LYNNETTE JOHNSON** whose property address is: 1033 ROYAL MILE, BIRMINGHAM, 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 708, according to the Survey of Greystone Legacy, 7th Sector, as recorded in Map Book 30, Page 43 A, B & C, 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. Restrictions and covenants appearing of record in Inst. No. 2001-48193 and Inst. No. 2002-40139.
3. Greystone Legacy Declaration of Covenants, Conditions and Restrictions as set out in instrument recorded in Inst. No. 1999-50995.
4. Access easement agreement as recorded in Inst. No. 1999-12253. (affects entrance road)
5. Easement agreement as recorded in Inst. No. 1999-12254. (affects entrance road)
6. Access easement agreement and right of first refusal agreement dated February 2, 1999 and recorded in Inst. No. 1999-7167, by and between Greystone Development Company, LLC and Gilbert Family Partnership LTD, Roy W. Gilbert, Jr. and wife, Judith L. Gilbert, Roy W. Gilbert Jr. and wife, Judith L. Gilbert, Roy W. Gilbert, III and wife, Sharon R. Gilbert.
7. Easement granted to Alabama Power Company for electrical power as set out in Real 133, Page 551, Deed Book 246, Page 848 and Real 142, Page 188.
8. Title to all minerals within and underlying the premises, together with all mining rights and other rights, privileges and immunities relating thereto, including release of damages.
9. Declaration of use restrictions between Greystone Development Company, LLC, Stillmeadow Farm, Ltd. and Walter Dixon, recorded in Inst. No. 1999-12251.

10. Transmission line permits to Alabama Power Company for electrical power as recorded in Deed Book 246, Page 849 and Deed Book 138, Page 588.
11. Right-of-way granted to South Central Bell for telephone services as recorded in Real 21, Page 312.
12. Easement to Alabama Power Company for electrical power as recorded in Deed Book 351, Page 1.

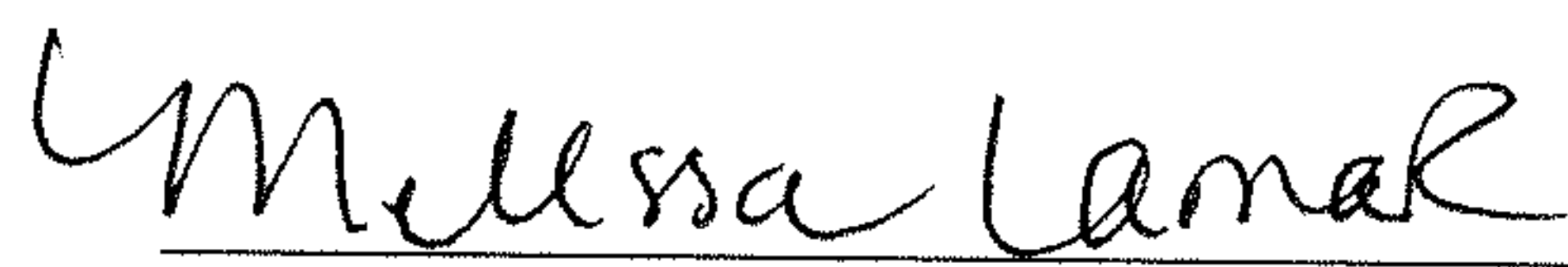
\$705,000.00 OF THE CONSIDERATION AS WAS PAID FROM THE PROCEEDS OF A MORTGAGE LOAN.

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 26th day of September, 2017.

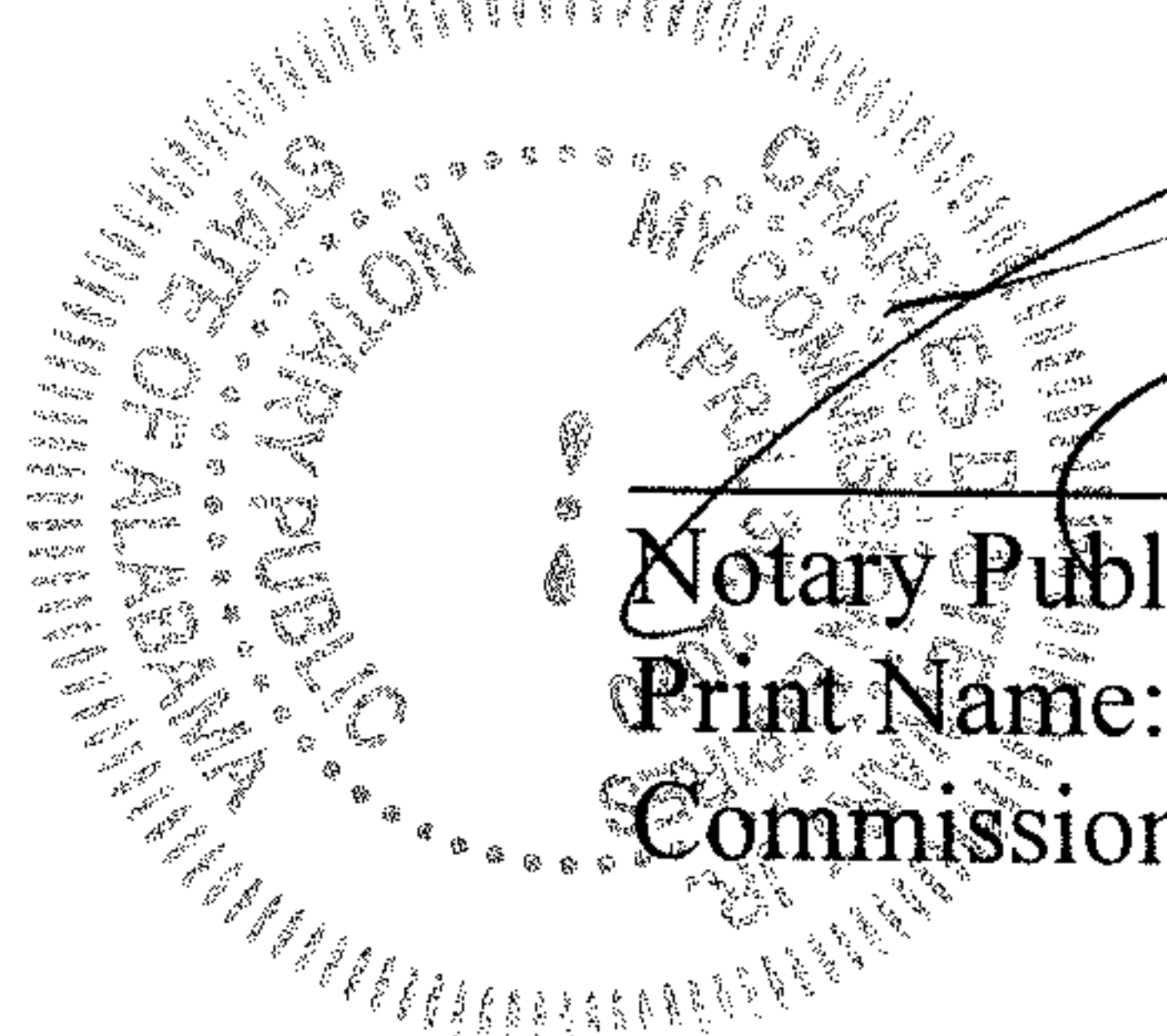
  
DOUG LAMAR

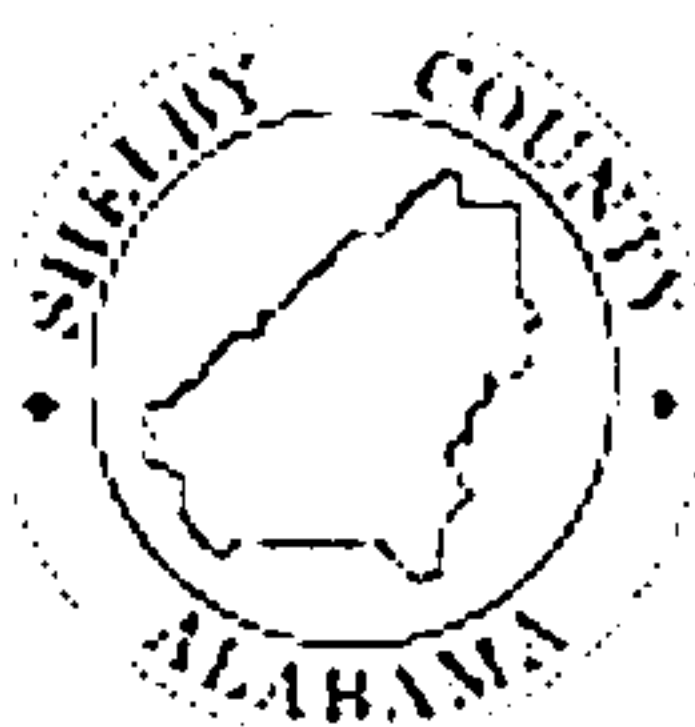
  
MELISSA LAMAR

STATE OF ALABAMA  
COUNTY OF SHELBY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that DOUG LAMAR and MELISSA LAMAR 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 26th day of September, 2017.

  
Notary Public  
Print Name: Charles D. Stewart, Jr.  
Commission Expires: 4/30/20



Filed and Recorded  
Official Public Records  
Judge James W. Fuhrmeister, Probate Judge,  
County Clerk  
Shelby County, AL  
10/02/2017 03:15:50 PM  
\$268.00 CHERRY  
20171002000358250

