

Send tax notice to:
MICHAEL S REYNOLDS
5611 CANONGATE LANE
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

2017538T

WARRANTY DEED

20171004000361870
10/04/2017 11:05:25 AM
DEEDS 1/3

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of Nine Hundred Ninety-Five Thousand and 00/100 Dollars (\$995,000.00) **the amount which can be verified in the Sales Contract between the two parties** in hand paid to the undersigned, ANTHONY C JONES and KATHRYN C JONES, HUSBAND AND WIFE, **whose mailing address is:** 2449 Reserve Trail, Vestavia AL 35243 (hereinafter referred to as "Grantors") by MICHAEL S REYNOLDS and KIMBERLY R REYNOLDS **whose property address is:** 5611 CANONGATE LANE, 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:

PARCEL I - Lot 20-A, according to the Resurvey of Lots 20, 22, 23, and 24 of the Amended Map of Greystone First Sector, Phase VII, as recorded in Map Book 19, Page 55, in the Probate Office of Shelby County, Alabama.

PARCEL II - Lot 22-A, according to the Resurvey of Lots 20, 22, 23, and 24 of the Amended Map of Greystone First Sector, Phase VII, as recorded in Map Book 19, Page 55, in the Probate Office of Shelby County, Alabama.

SUBJECT TO:

1. Taxes for the year beginning October 1, 2017 which constitutes a lien but are not yet due and payable until October 1, 2018.
2. Restrictions, public utility easements, and building setback lines as shown on recorded map and survey of Resurvey of Lots 20, 22, 23, and 24 of the Amended Map of Greystone First Sector, Phase VII, as recorded in Map Book 19, Page 55, 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 all rights, privileges, and immunities relating thereto, whether or not appearing in the Public Records, and those rights reserved in Deed Book 60, Page 260 and Deed Book 121, Page 294 in Probate Office of Shelby County, Alabama.
4. Building set back lines pursuant to the terms of the Declaration of Covenants, Conditions, and Restrictions recorded in Real 317, Page 260, as amended in Map Book 17, Page 53.
5. Underground Transmission Line Permit granted to Alabama Power Company in Deed Book 305, Page 637 and covenants pertaining thereto recorded as Instrument #1994-1192.

6. Transmission Line Permit(s) to Alabama Power Company as recorded in Real 350, Page 206.
7. Covenant releasing predecessor in title from any liability arising from sinkholes, limestone formations, soil conditions or any other known or unknown surface or subsurface conditions that may be now or hereafter exist or occur or cause damage to subject property, as recorded in Map Book 17, Page 53.
8. Amended and Restated Restrictive Covenants as set out in Real 265, Page 96.
9. Rights of others to use of Hugh Daniel Drive and Greystone Drive, as recorded in Deed Book 301, Page 799.
10. Covenant and Agreement for Water Services, as set out in Real Volume 235, Page 574, and amended by agreement as set out in Instrument #1993-20840 and Instrument #1992-20788.
11. Reciprocal Easement Agreement pertaining to access and roadway easements, as set out in Real 312, Page 274, and 1st Amended by Real 317, Page 253 and 2nd Amended by Instrument #1993-3124.
12. Greystone Residential Declaration of Covenants, Conditions and Restrictions, as set out in Real 317, Page 260, amended by Affidavit as recorded in Real 319, Page 235, and First Amended in Real 346, Page 942; Second Amendment in Real 378, Page 904; Third Amendment in Real 397, Page 958; Fourth Amendment in Instrument #1992-17890; Fifth Amendment in Instrument #1993-03123; Sixth Amendment in Instrument #1993-10163; Seventh Amendment in Instrument #1993-16982; Eighth Amendment in Instrument #1993-20968; Ninth Amendment in Instrument #1993-32840; Tenth Amendment in Instrument #1994-23329; Eleventh Amendment in Instrument #1995-08111; Twelfth Amendment in Instrument #1995-4267; Thirteenth Amendment in Instrument #1995-34231; Fourteenth Amendment in Instrument #1995-35679 (the "Original Fourteenth Amendment"); Fourteenth Amendment in Instrument #1996-19860; Fifteenth Amendment in Instrument #1996-37514; Sixteenth Amendment in Instrument #1996-39737; Seventeenth Amendment in Instrument #1997-02534; Eighteenth Amendment in Instrument #1997-17533; Nineteenth Amendment in Instrument #1997-30081; Twentieth Amendment in Instrument #1997-38614; Twenty-First Amendment in Instrument #1999-03331; Twenty-Second Amendment in Instrument #1999-06309; Twenty-Third Amendment in Instrument #1999-47817; all in the Probate Office of Shelby County, Alabama.
13. Agreement between Daniel Oak Mountain Limited Partnership, an Alabama Limited Partnership, and Shelby Cable, Inc., as recorded in Real 350, Page 545.
14. Release of Damages, Restrictions, Modification, Covenants, Conditions, Rights, Privileges, Immunities and Limitations, as applicable, as set out in, and referenced in Instrument #1993-17190.

\$895,500.00 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 2nd day of October, 2017.


ANTHONY C JONES

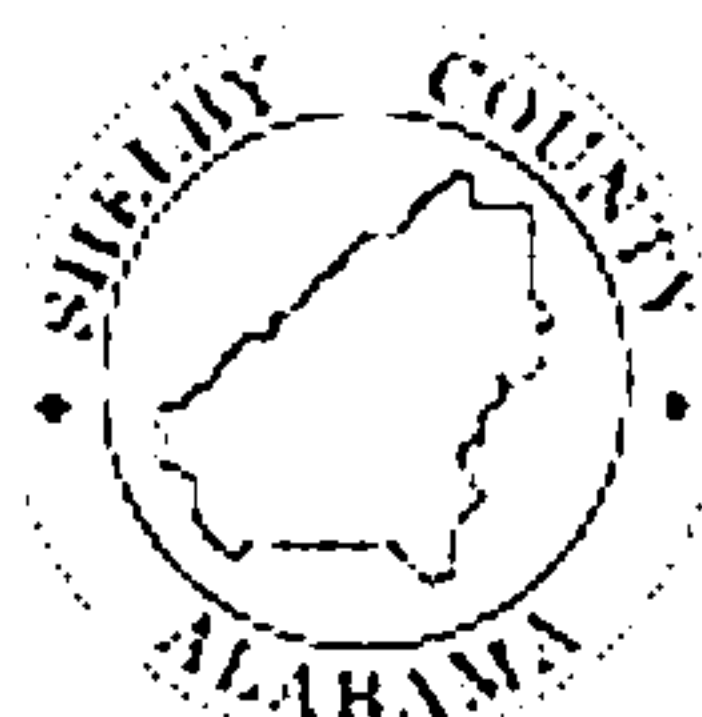
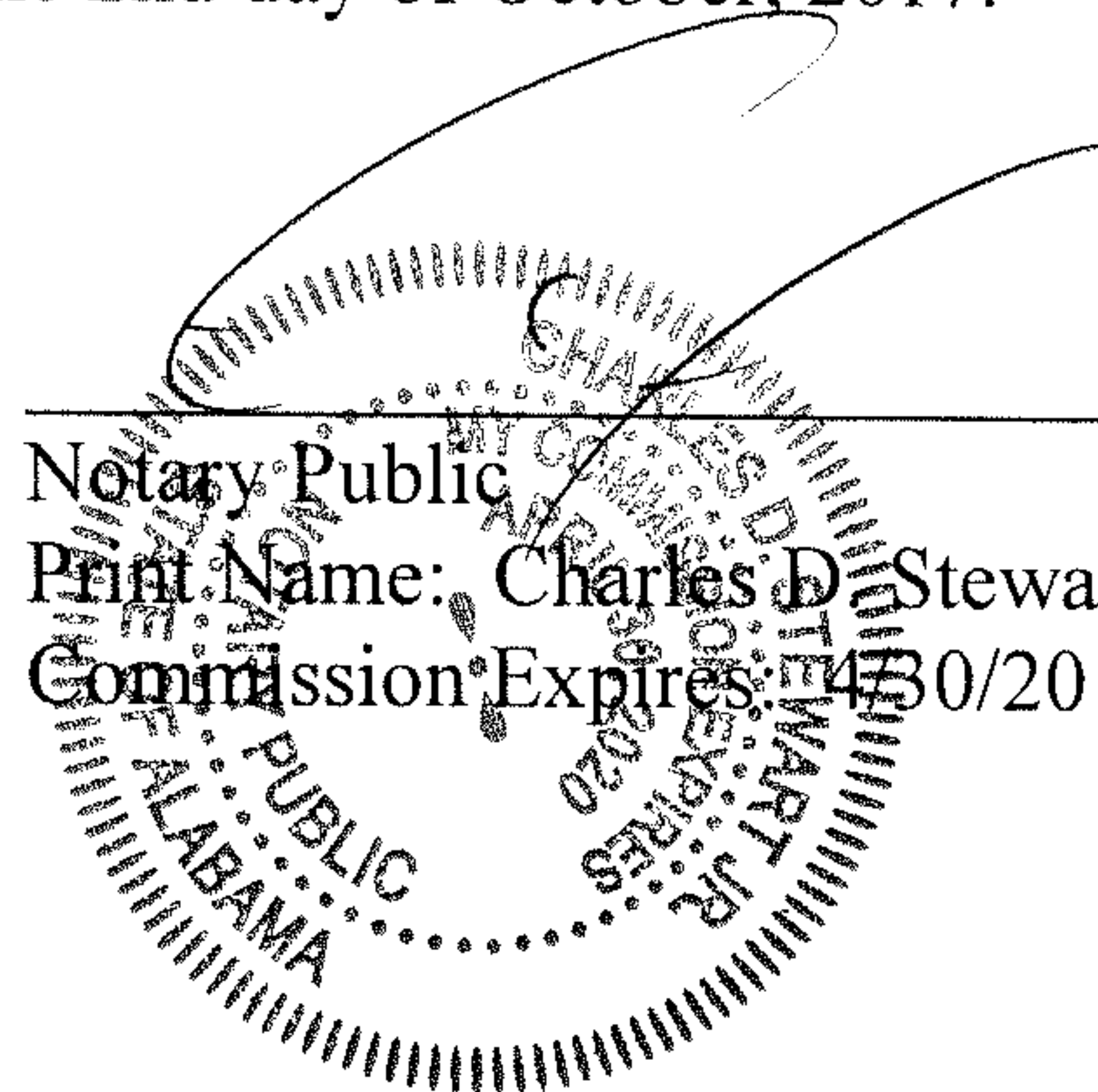

KATHRYN C JONES

STATE OF ALABAMA
COUNTY OF SHELBY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that ANTHONY C JONES and KATHRYN C JONES 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 2nd day of October, 2017.

Notary Public
Print Name: Charles D. Stewart, Jr.
Commission Expires: 11/30/20



Filed and Recorded
Official Public Records
Judge James W. Fuhrmeister, Probate Judge,
County Clerk
Shelby County, AL
10/04/2017 11:05:25 AM
\$120.50 CHERRY
20171004000361870

