

Send tax notice to:
MARCELLE LEWIS
6030 MILL CREEK DRIVE
HOOVER, AL, 35242

This instrument prepared by:
Charles D. Stewart, Jr.
Attorney at Law
4898 Valleydale Road, Suite A-2
Birmingham, Alabama 35242

20171102000397270
11/02/2017 09:28:43 AM

STATE OF ALABAMA **DEEDS 1/2**
Shelby COUNTY

2017619

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of Two Hundred Thirty-Five Thousand and 00/100 Dollars (\$235,000.00) **the amount which can be verified in the Sales Contract between the two parties** in hand paid to the undersigned, LINDSAY B GLAZAR AND ROBERT JOSEPH GLAZAR, HUSBAND AND WIFE **whose mailing address** 4357 MILNER RD W, BIRMINGHAM AL 35242 (hereinafter referred to as "Grantors") by MARCELLE LEWIS **whose property address** is: 6030 MILL CREEK DRIVE, HOOVER, AL, 35242 (hereinafter referred to as Grantees"), the receipt and sufficiency of which are hereby acknowledged, Grantor does, by these presents, grant, bargain, sell, and convey unto Grantees, the following described real estate situated in Shelby County, Alabama, to-wit:

LOT 94, ACCORDING TO THE SURVEY OF GREYSTONE FARMS, MILL CREEK SECTOR, PHASE 1, AS RECORDED IN MAP BOOK 22, PAGE 25, 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. 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
3. Covenants, Conditions and Restrictions as set forth in Deed(s) recorded in Instrument 1995-16401, 1st Amendment recorded in Instrument 1995-1432; 2nd Amendment recorded in Instrument 1996-21440 and 3rd Amendment recorded in Instrument 1997-2587
4. Mineral and mining rights and rights incident thereto recorded in Deed Book 121, page 294 and Deed book 60, page 260, in the Probate Office of Shelby County, Alabama.
5. Easements to BellSouth Communications, recorded in Instrument 1995-7422, in the Probate Office of Shelby County, Alabama.
6. Amended and restated restrictive covenants including building setback lines and specific provisions for dense buffer along Hugh Daniel Drive, all as set out in instrument recorded in Real 265, page 96, in the Probate Office of Shelby County, Alabama.
7. Shelby Cable Agreement recorded in Real 350, page 545, in the Probate Office of Shelby County, Alabama.
8. Covenants and agreement for water service as set out in an Agreement recorded in Real Book 235, page 574, modified by Agreement recorded in Instrument 1992-20786, further modified by Agreement recorded in Instrument 1993-20840, in the Probate Office of Shelby County, Alabama.
9. Right of way from Daniel Oak Mountain Limited to Shelby County, recorded in Instrument 1994-21963, in the Probate Office of Shelby County, Alabama.

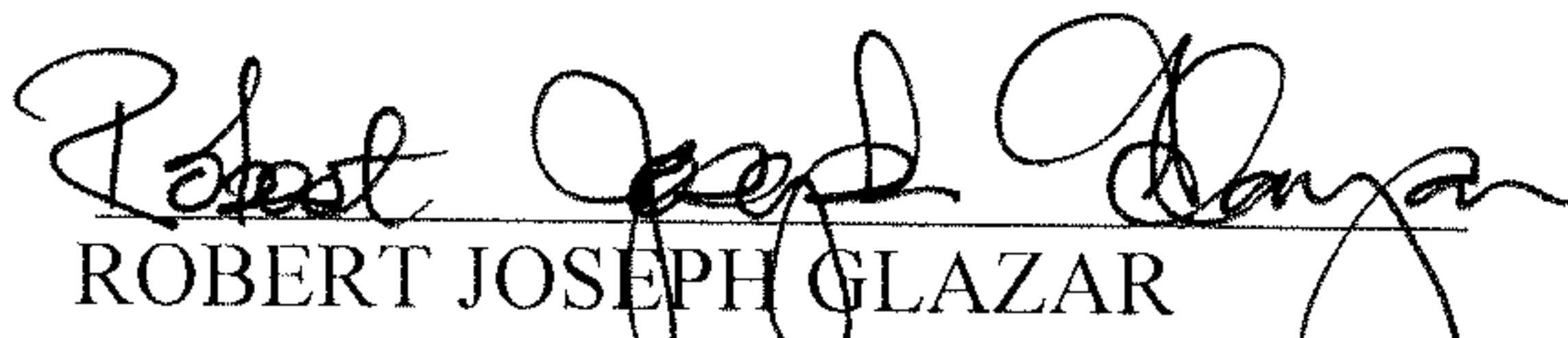
10. Development agreement between Daniel Oak Mountain Limited Partnership, Greystone Residential Association, Inc., Greystone Ridge, Inc., and United States Fidelity and Guaranty Company, recorded in Instrument 1994-22318 and 1st Amendment recorded in Instrument 1996-0530, in the Probate Office of Shelby County, Alabama.
11. Greystone Farms reciprocal easement agreement recorded in Instrument 1995-16400, in the Probate Office of Shelby County, Alabama.
12. Greystone Farms Community Center Property declaration of covenants, conditions and restrictions, recorded in Instrument 1995-16403, in the Probate Office of Shelby County, Alabama.
13. Release of Damages recorded in Instrument 1997-37964, in the Probate Office of Shelby County, Alabama.
14. Restrictions or Covenants recorded in Instrument 2002/599370, in the Probate Office of Shelby County, Alabama

\$0.00 OF THE CONSIDERATION AS WAS PAID FROM THE PROCEEDS OF A MORTGAGE LOAN.

TO HAVE AND TO HOLD unto the Grantee, its successors and assigns forever. The Grantor does for itself, its successors and assigns, covenant with the Grantee, its successors and assigns, that it is lawfully seized in fee simple of said premises; that they are free from all encumbrances, except as shown above; that it has a good right to sell and convey the same as aforesaid; and that it will, and its 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 Grantor, has hereunto set his/her hand and seal this the 27th day of October, 2017.

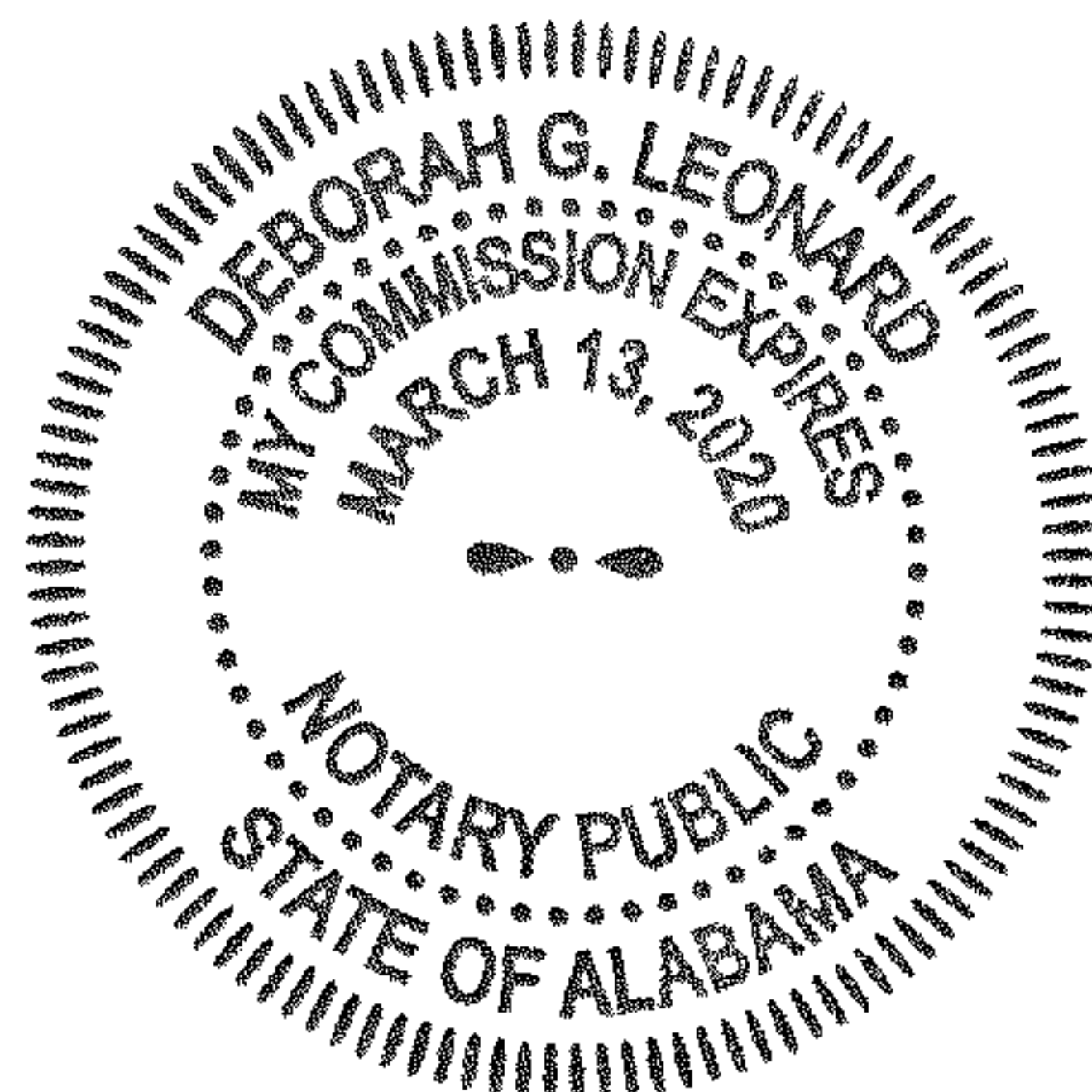

LINDSAY B GLAZAR

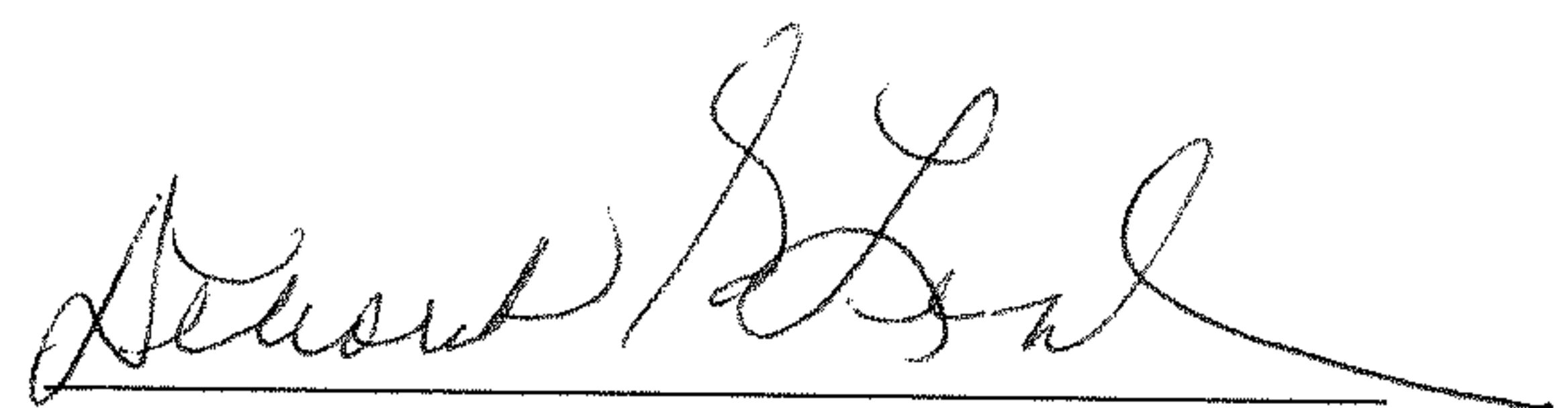

ROBERT JOSEPH GLAZAR

STATE OF ALABAMA
COUNTY OF SHELBY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that LINDSAY B GLAZAR AND ROBERT JOSEPH GLAZAR 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 27th day of October, 2017.





Notary Public

Print Name:

Commission Expires:



Filed and Recorded
Official Public Records
Judge James W. Fuhrmeister, Probate Judge,
County Clerk
Shelby County, AL
11/02/2017 09:28:43 AM
\$253.00 DEBBIE
20171102000397270

