

Send tax notice to:  
MINH HUU NGUYEN HUYNH  
805 CROWN CIRCLE  
HOOVER, 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

2017661

**WARRANTY DEED**

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of Six Hundred Ninety Thousand and 00/100 Dollars (\$690,000.00) **the amount which can be verified in the Sales Contract between the two parties** in hand paid to the undersigned, VINCENT A TORTORICI, JR. and SHEILA G TORTORICI, HUSBAND AND WIFE **whose mailing address** is: 6004 Club Place, Birmingham AL 35242 (hereinafter referred to as "Grantors") by MINH HUU NGUYEN HUYNH AND CAROLYN HUYNH **whose property address** is: 805 CROWN CIRCLE, HOOVER, 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 602, according to the Map or Survey of Greystone Legacy, 6th Sector, as recorded in Map Book 29, Page 21, 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. Title to all oil, gas and minerals within and underlying the premises, together with all oil and mining rights and other rights, privileges and immunities relating thereto, together with any release of liability for injury or damage to persons or property as a result of the exercise of such rights as recorded in Real Book 261, Page 493
3. 10 foot easement on rear lot line as per plat.
4. 7.5 foot easement on South lot line as per plat.
5. Restrictive covenants, easement and right of way as setforth in Instrument No. 2001-48193, in the Probate Office of Shelby County, Alabama.
6. 50 foot minimum building setback line on the front and rear of lot as shown by recorded map.
7. 15 foot minimum building setback line on the sides of lot as shown by recorded map.
8. Restrictive covenants regarding Greystone Homeowner's Association as setforth in Instrument No. 2001-38396, in the Probate Office of Shelby County, Alabama.
9. Greystone Legacy Declaration of Covenants, Conditions and Restrictions as setforth in Instrument No. 1999-50995; 1st Amendment recorded in Instrument No. 2000-4911; 2nd Amendment recorded in Instrument No. 2000-34390; 3rd Amendment recorded in Instrument No. 2000-40197; 4th Amendment as recorded in Instrument No. 2001-48193, along with Articles of Incorporation of Greystone Legacy Homeowner's Association, Inc., as set forth in Instrument No. 1999-50982, in the Probate Office of Shelby County, Alabama.
10. Restrictions, limitations, conditions and release of liability as setforth in Map Book 27, Page 109, in the Probate Office of Shelby County, Alabama.

11. Declaration of Watershed Protective Covenants for Greystone Development as setforth in Instrument No. 2000-17644, with Assignment and Assumption Agreement recorded in Instrument No. 2000-20625, in the Probate Office of Shelby County, Alabama.
12. Covenants and Agreements for Water Service dated April 24, 1989 between Dantract, Inc. and Daniel Realty Corporation and Shelby County as setforth in Real 235, Page 574, along with Amendment recorded in Instrument No. 1992-20786 and 2nd Amendment recorded in Instrument No. 1993-20840, in the Probate Office of Shelby County, Alabama.
13. Release of damages as recorded in Instrument No. 2002071000319290, as recorded in the Probate Office of Shelby County, Alabama.
14. Reciprocal easement agreement as recorded in Instrument No. 2001-38396.

\$655,500.00 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 16th day of November, 2017.

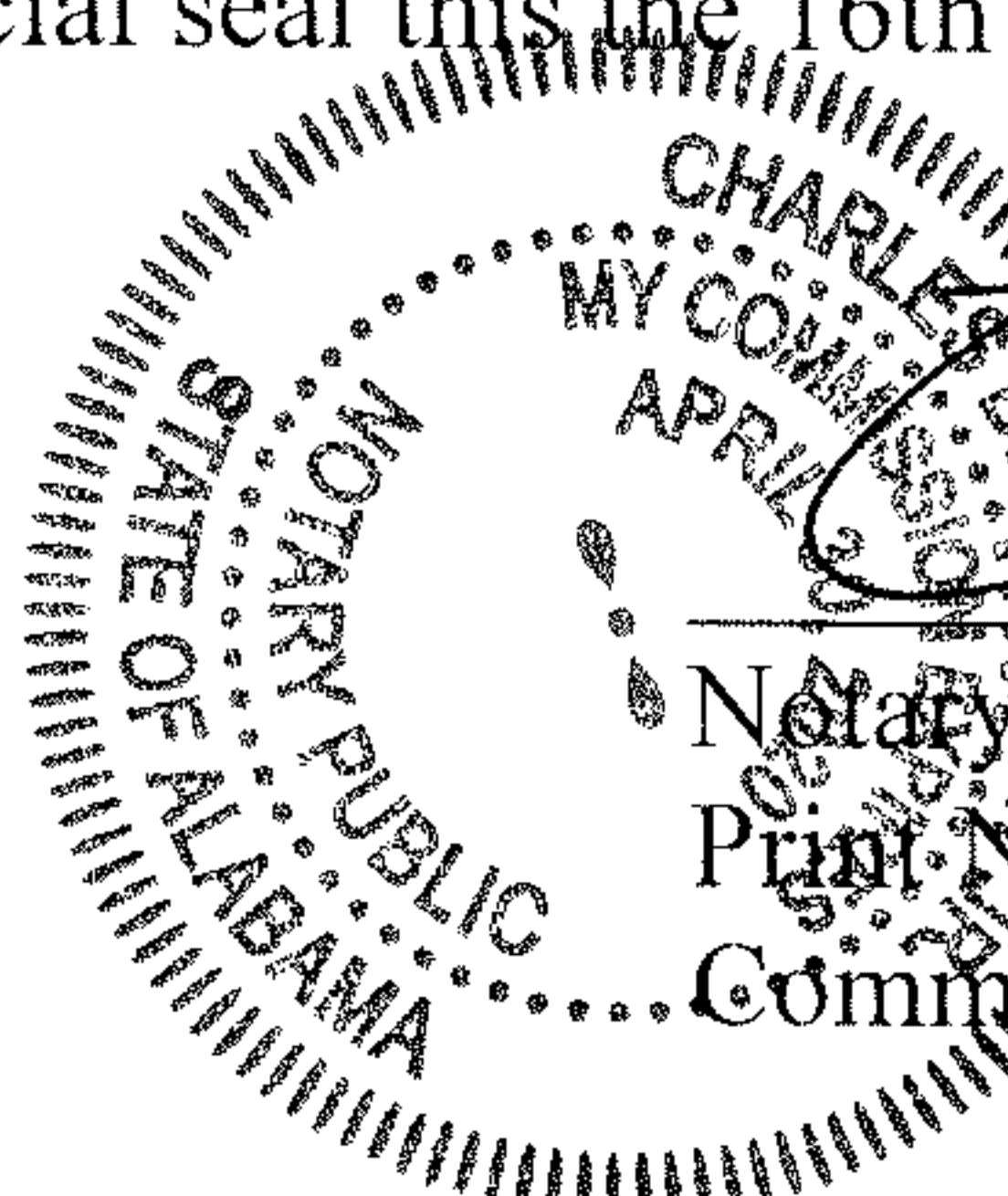
  
VINCENT A TORTORICI, JR.

  
SHEILA G TORTORICI

STATE OF ALABAMA  
COUNTY OF SHELBY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that VINCENT A TORTORICI, JR. and SHEILA G TORTORICI 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 16th day of November, 2017.

  
Notary Public  
Print Name: Charles D. Stewart  
Commission Expires: April 2018



Filed and Recorded  
Official Public Records  
Judge James W. Fuhrmeister, Probate Judge,  
County Clerk  
Shelby County, AL  
11/17/2017 11:14:41 AM  
\$52.50 CHERRY  
20171117000416610

