

Send tax notice to:  
RICHARD GORDON BARBER  
464 NORTH LAKE ROAD  
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

2018017

**WARRANTY DEED**

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of Two Hundred Forty-Nine Thousand Nine Hundred and 00/100 Dollars (\$249,900.00) **the amount which can be verified in the Sales Contract between the two parties** in hand paid to the undersigned, AMY M. CRUTCHER, A SINGLE INDIVIDUAL **whose mailing address** is: 916 Trinity Court, Birmingham AL 35242 (hereinafter referred to as "Grantors") by RICHARD GORDON BARBER and TARA G. BARBER **whose property address** is: 464 NORTH LAKE ROAD, 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 28, according to the Survey of North Lake at Greystone, Phase 3, as recorded in Map Book 23, Page 3, 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 North Lake at Greystone, Phase 3 recorded in Map Book 23, Page 3, 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, and those rights reserved in Deed Book 121, Page 294; in Deed Book 57, Page 584; and in Deed book 60, Page 260.
4. Release of damages recorded in Instrument #1998-31588.
5. Amended and Restated Restrictive Covenants as set out in Real 2265, Page 96 and 109.
6. Shelby Cable Agreement as recorded in Real 350, Page 545.
7. Declaration of Covenants, conditions, and Restrictions of Greystone Farms North as recorded Instrument 1996-17498; Instrument #1998-10063 and Instrument #1998-16898.
8. Covenants and Agreement for water services as set out in Instrument #1992-20786, and modified in Instrument #1993-20840.
9. Development Agreement as recorded in Instrument #1994-22318, amended in Instrument #1996-530, and in Inst# 1998-16170.

- 10. Reciprocal Easement Agreement as recorded in Instrument #1996-17497.
- 11. Articles of Incorporation of Greystone Farms North Owners Association, Inc., as recorded in Instrument #1996-199, and amended in Instrument #1997-8840.
- 12. Easement agreement as recorded in Instrument #1998-18416.

\$224,910.00 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 14th day of February, 2018.

*Amy M. Crutcher*  
 \_\_\_\_\_  
 AMY M. CRUTCHER

STATE OF ALABAMA  
COUNTY OF SHELBY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that AMY M. CRUTCHER 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 14th day of February, 2018.

*[Signature]*  
 \_\_\_\_\_  
 Notary Public  
 Print Name  
 Commission Expires

*[Signature]*

CHARLES D. STEWART JR.  
 NOTARY PUBLIC  
 STATE OF ALABAMA  
 MY COMMISSION EXPIRES APRIL 30, 2020



Filed and Recorded  
 Official Public Records  
 Judge James W. Fuhrmeister, Probate Judge,  
 County Clerk  
 Shelby County, AL  
 02/16/2018 12:55:35 PM  
 \$43.00 CHERRY  
 20180216000051420

*[Signature]*