

Send tax notice to:
OPHELIA COX
5015 GREYSTONE WAY
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

2018088

WARRANTY DEED

20180308000075590
03/08/2018 11:21:18 AM
DEEDS 1/2

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of Four Hundred Ninety-Five Thousand and 00/100 Dollars (\$495,000.00) **the amount which can be verified in the Sales Contract between the two parties** in hand paid to the undersigned, RICKY L. ZURN and CHARLENE M. ZURN, husband and wife **whose mailing address** is: 8030 Sweet Briar Street Grapevine TX 76057 (hereinafter referred to as "Grantors") by OPHELIA COX **whose property address** is: 5015 GREYSTONE WAY, BIRMINGHAM, 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 54, according to the Survey of Greystone - 4th Sector, as recorded in Map Book 16, Page 89 A, B & C, in the Probate Office of Shelby County, Alabama; being situated in Shelby County, Alabama.

Together with the nonexclusive easement to use that private roadways, common areas and Hugh Daniel Drive, all as more particularly described in the Greystone Residential Declaration of Covenants, Conditions and Restrictions dated November 6, 1996 and recorded in Real 317, Page 260 in the Probate Office of Shelby County, Alabama and all amendments thereto.

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. Easement(s), building line(s) and restriction(s) as shown on recorded map.
3. Right-of way granted to Alabama Power Company recorded in Inst. No. 1992-26822.
4. Restrictions and release of damages appearing of record in Inst. No. 1994-19222.
5. Restrictions appearing of record in Real 317, Page 260; Real 265, Page 96; Real 350, Page 425 and first amendment recorded in Real 346, Page 942, second amendment recorded in Real 378, Page 904.
6. Right-of-way granted to Alabama Power Company recorded In Volume 109, Page 505; Volume 112, Page 517; Volume 305, Page 637 and Real 333, Page 138.
7. Rights of others for the use of Hugh Daniel Drive recorded in Deed Book 301, Page 799.
8. Covenants and agreement for water service recorded In Real 235, Page 574.

9. Reciprocal easement agreement pertaining to access and roadway easements as recorded in Real 312, Page 274 and amended by Real 317, Page 253.
10. Restrictions, reservations and easements appearing of record in Real 325, Page 120.
11. 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, are not insured herein.

\$445,500.00 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 6th day of March, 2018.

Ricky L. Zurn
By and through Janice Folmar
His attorney in fact
RICKY L. ZURN
By and through Janice Folmar
His attorney in fact

Charlene M. Zurn
By and through Janice Folmar
Her attorney in fact
CHARLENE M. ZURN
By and through Janice Folmar
Her attorney in fact

State of Alabama
County of Shelby

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Janice Folmar, whose name as Agent and Attorney in Fact for Ricky L. Zurn and Charlene M. Zurn, is signed to the foregoing instrument, and who is known to me, acknowledged before me on this day, that, being informed of the contents of the said instrument, she executed the same voluntarily in her capacity as Attorney in Fact for Ricky L. Zurn and Charlene M. Zurn on the day the same bears date.

Given under my hand and official seal this the 6th day of March, 2018..

Notary Public
Print Name: *Stewart Z*
Commission Expires: *3-30-20*



Filed and Recorded
Official Public Records
Judge James W. Fuhrmeister, Probate Judge,
County Clerk
Shelby County, AL
03/08/2018 11:21:18 AM
\$67.50 CHERRY
20180308000075590

James W. Fuhrmeister