

Send tax notice to:
THOMAS G. HARRELL
3588 SHANDWICK PLACE
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

2018298

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of Five Hundred Seventy-Nine Thousand and 00/100 Dollars (\$579,000.00) **the amount which can be verified in the Sales Contract between the two parties** in hand paid to the undersigned, CHADWICK R. MERRILL and VIRGINIA W. MERRILL, husband and wife **whose mailing address** is: 1001 Linkside Drive, Birmingham AL 35242 (hereinafter referred to as "Grantors") by THOMAS G. HARRELL and EMILY S. HARRELL **whose property address** is: 3588 SHANDWICK PLACE, 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, as joint tenants with right of survivorship, the following described real estate situated in Shelby County, Alabama, to-wit:

Lot 104, according to the Survey of Greystone 1st Sector Phase 1, as recorded in Map Book 13, Page 91, in the Probate Office of Shelby County, Alabama.

SUBJECT TO:

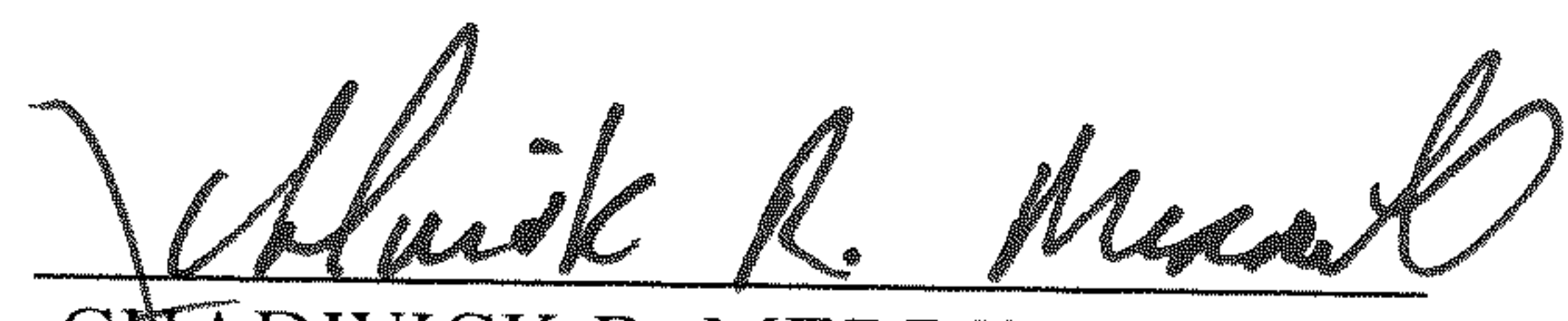
1. Taxes for the year beginning October 1, 2017 which constitutes a lien but are not yet due and payable until October 1, 2018.
2. Easement(s), building line(s) and restriction(s) as shown on recorded map.
3. Title to all minerals within and underlying the premises, together with all mining rights and other rights, privileges and immunities relating thereto, including release of damages.
4. Greystone Residential Declaration of covenants, conditions and restrictions, as set out in instrument recorded in Real 317, Page 260.
5. Amended and restated restrictions as recorded in Real 265, Page 96.
6. Transmission line permits to Alabama Power Company recorded in Deed Book 109, Page 505, Deed Book 112, Page 517 and Deed Book 305, Page 637.
7. Rights of others to use of Hugh Daniel Drive, as set out in instrument recorded in Deed book 301, Page 799.
8. Covenant and agreement for water services, as set out in instrument recorded in Real 234, Page 574.
9. Reciprocal easement agreement pertaining to access and roadway easement, as set out in Real 312, Page 274 and as amended in Real 317, Page 253.
10. Title to all minerals within and underlying the premises, together with all mining rights and other rights, privileges and immunities relating thereto as recorded In Deed Book 4, Page 486, Deed Book 121, Page 294 and Deed Book 60, Page 260.

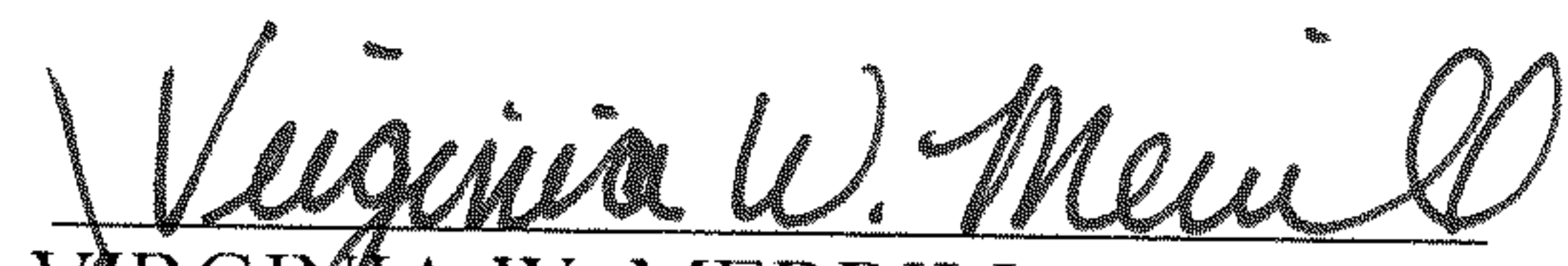
11. Release of damages, restrictions, modification, covenants, conditions, rights, privileges, immunities, as applicable as set out in and referenced In deed recorded in Real 327, Page 173.
12. Right-of-way granted to Alabama Power Company recorded in Real 333, Page 138.
13. Restrictions and covenants appearing of record in Real 364, Page 396, Inst. No. 1994-32383, Inst. No. 2002-476370 and Inst. No. 2004-271290.
14. Right-of-way granted to Shelby County recorded in Inst. No. 2004-1570.

\$380,000.00 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 5th day of June, 2018.

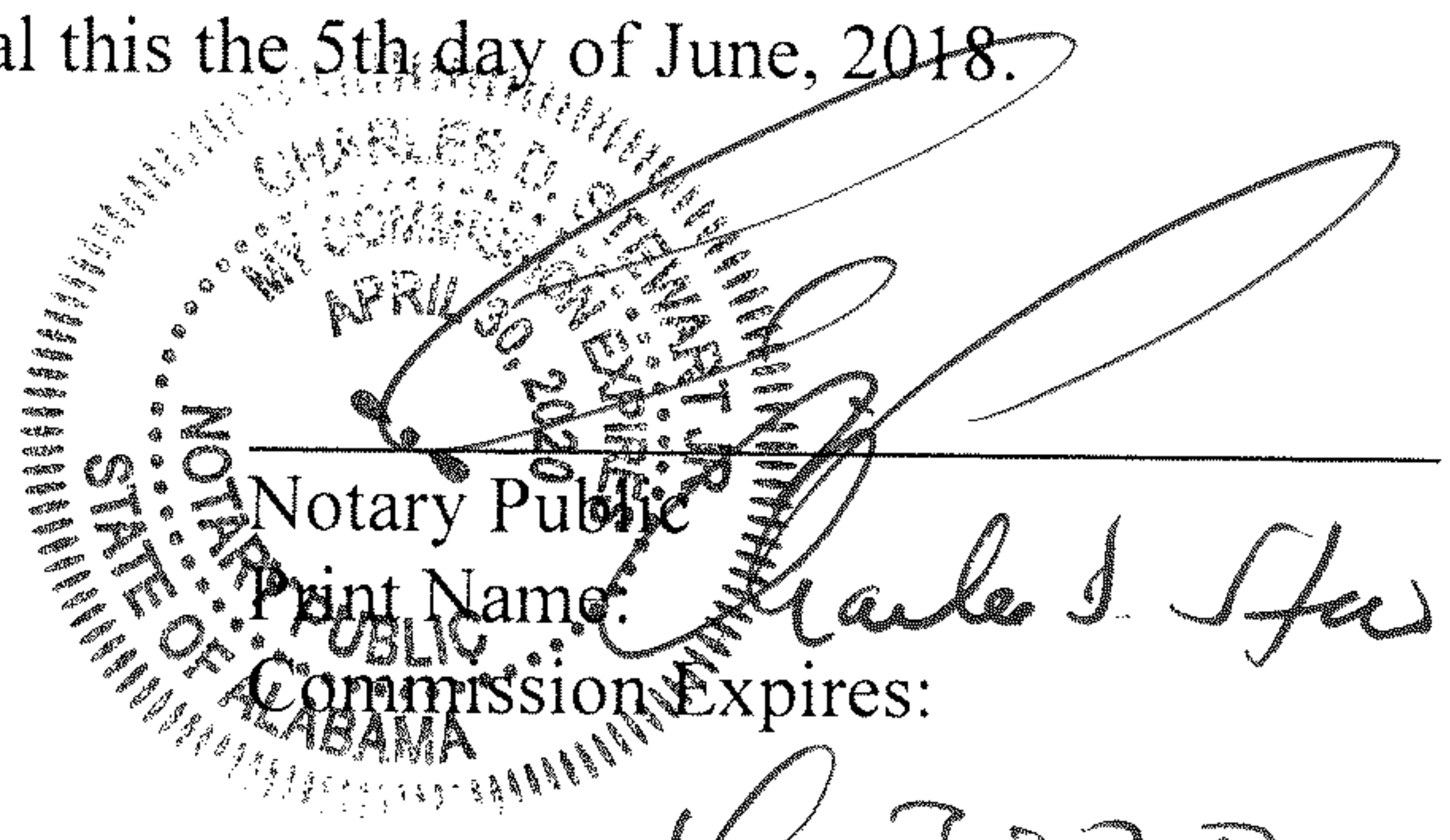

CHADWICK R. MERRILL

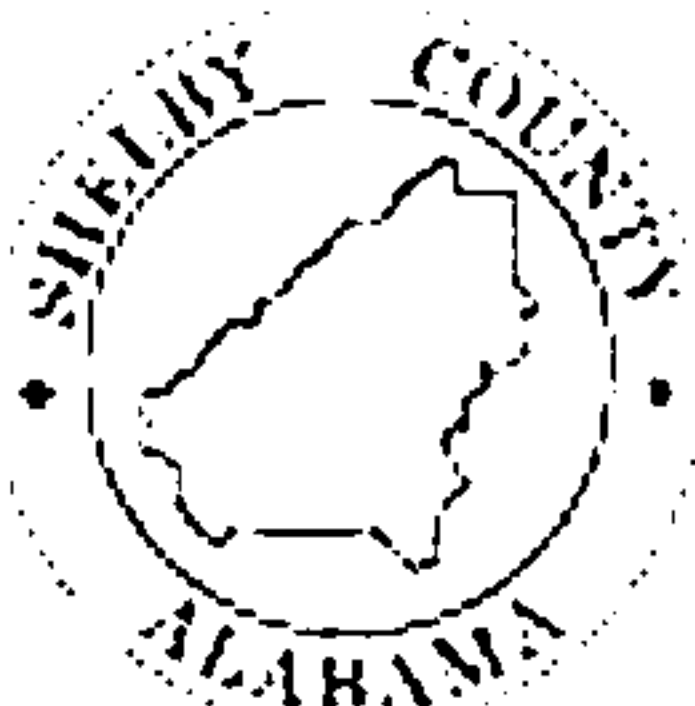

VIRGINIA W. MERRILL

STATE OF ALABAMA
COUNTY OF SHELBY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that CHADWICK R. MERRILL and VIRGINIA W. MERRILL 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 5th day of June, 2018.


Notary Public
Print Name: Charles I. Stewart
Commission Expires: 4-30-20



Filed and Recorded
Official Public Records
Judge James W. Fuhrmeister, Probate Judge,
County Clerk
Shelby County, AL
06/07/2018 01:38:54 PM
\$217.00 CHERRY
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