

Send tax notice to:
CHRIS SWEE
2017 BRAE TRAIL
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

2018105T

20180613000209040
06/13/2018 10:12:13 AM
DEEDS 1/2

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of Three Hundred Ninety Thousand and 00/100 Dollars (\$390,000.00) **the amount which can be verified in the Sales Contract between the two parties** in hand paid to the undersigned, HAROLD P JONES and DONNA M JONES, HUSBAND AND WIFE **whose mailing address** is: 1209 Berwick Rd Birmingham AL 35242 (hereinafter referred to as "Grantors") by CHRIS SWEE AND RENEE SWEE **whose property address** is: 2017 BRAE TRAIL, 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 5, according to the 2nd Amended Plat of Amended Plat of The Brae Sector of Greystone Farms, as recorded in Map Book 19, Page 141, in the Probate Office of Shelby County, Alabama.


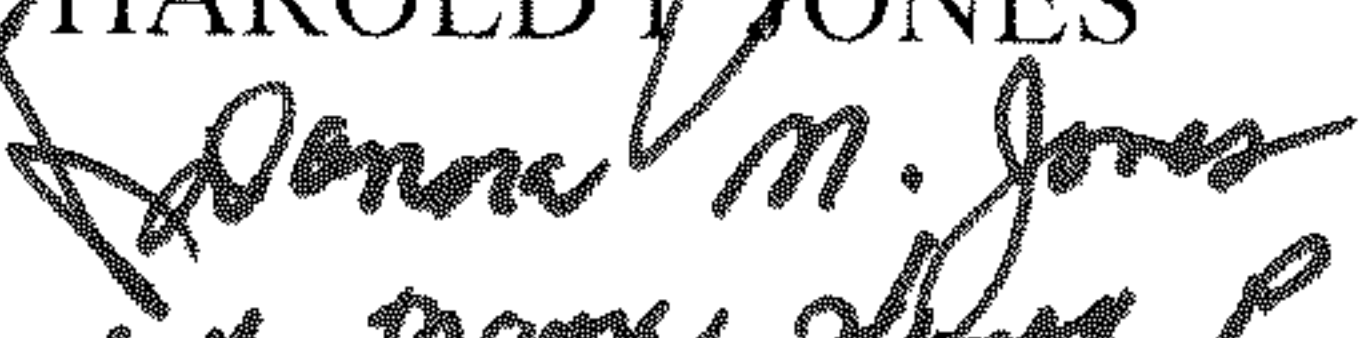
SUBJECT TO:

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 the recorded map and survey of 2nd Amended Plat of Amended Plat of The Brae Sector of Greystone Farms, as recorded in Map Book 19, Page 141, in the Probate Office 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, whether or not appearing in the Public Records, including those recorded in Book 121, Page 294 and Book 60, Page 260.
4. Right of way granted to the Water Works and Sewer Board of the City of Birmingham recorded in Instrument #1993-20841.
5. Right of way granted to the Birmingham Water Works recorded in Instrument #1995-11637.
6. Greystone Farms Reciprocal Easement Agreement recorded in Instrument #1995-16400.
7. Sanitary Sewer Easement recorded in Book 19, Page 96 and Instrument #1995-4395.
8. Development Agreement including restriction and covenants as recorded in Instrument #1994-22318.
9. Covenants and Agreement for Water service as recorded in Book 235, Page 574; Book 1992, Page 20786 and Instrument #1993-20840.
10. Amended and Restated restrictive covenants as recorded in Book 265, Page 96.
11. Shelby Cable Agreement recorded in Book 350, Page 545.
12. Covenants, Conditions and Restrictions as recorded in Instrument #1995-16401; Instrument #1995-1432 and Instrument #1995-16403.

\$370,000.00 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.

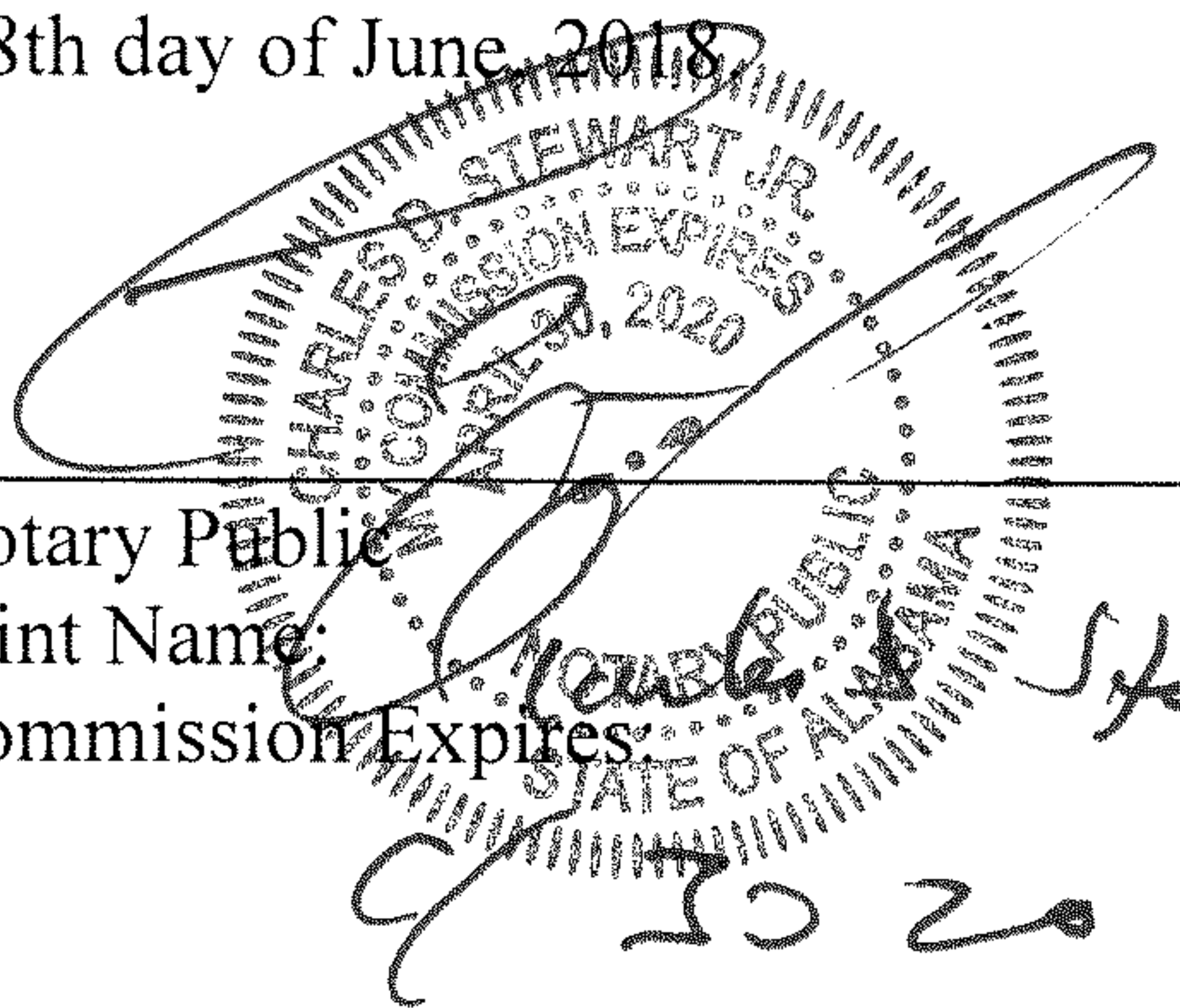
IN WITNESS WHEREOF, said Grantor, has hereunto set his/her hand and seal this the 8th day of June, 2018.


HAROLD P JONES

DONNA M JONES
BY AND THROUGH HAROLD P JONES
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 HAROLD P JONES 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.

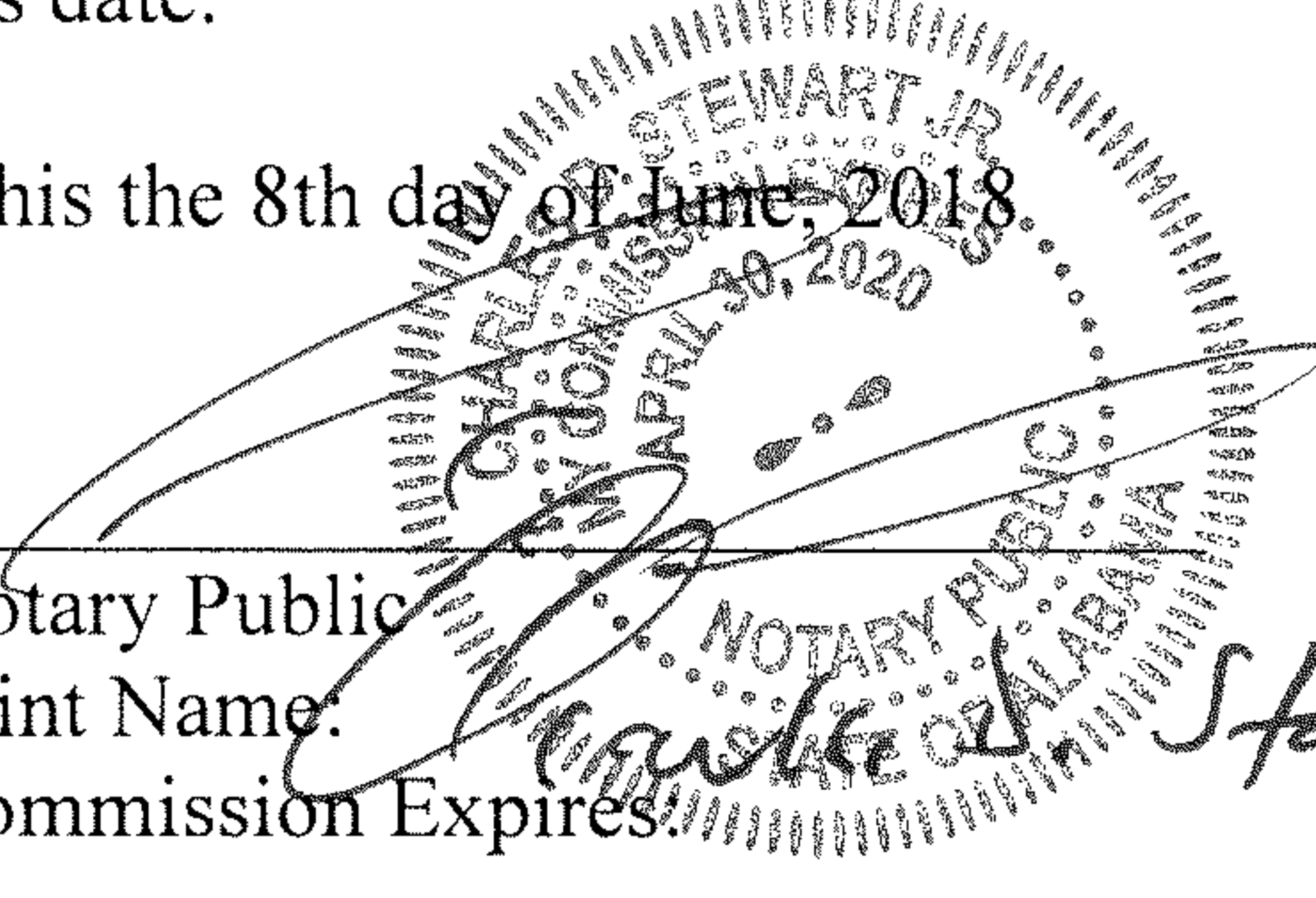
Given under my hand and official seal this the 8th day of June, 2018.


Notary Public
Print Name: Charles D. Stewart Jr.
Commission Expires: April 30, 2020

State of Alabama
County of Shelby

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that HAROLD P. JONES, whose name as Agent and Attorney in Fact for DONNA M. JONES, 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, he executed the same voluntarily in his capacity as Attorney in Fact for DONNA M. JONES on the day the same bears date.

Given under my hand and official seal this the 8th day of June, 2018.


Notary Public
Print Name: Charles D. Stewart Jr.
Commission Expires: April 30, 2020



