

01492 7133

This Instrument Prepared By:

\$ 430,000.00 (Purchase Price)



HARPOLE LAW, LLC

Ann Harpole, Esq.

82 Plantation Point, PMB #206  
Fairhope, Alabama 36532  
Telephone (251)928-5856

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DEEDS 1/5

STATE OF ALABAMA

§  
§  
§

SPECIAL WARRANTY DEED

SHELBY COUNTY

KNOW ALL MEN BY THESE PRESENTS: That in consideration of FOUR HUNDRED AND THIRTY THOUSAND DOLLARS AND NO/100 (\$430,000.00), good and valuable consideration, in hand paid by the GRANTEE/S herein, the receipt whereof is acknowledged, **NATIONAL TRANSFER SERVICES, LLC, a Texas Limited Liability Company**, (hereinafter referred to as **GRANTOR**), does hereby, subject to the matters, limitations, and exceptions hereinafter described, GRANT, BARGAIN, SELL, AND CONVEY unto **RANDAL S. MOSES AND JENNIFER R. MOSES FOR AND DURING THEIR JOINT LIVES AS JOINT TENANTS AND THEN TO THE SURVIVOR IN FEE SIMPLE,** (hereinafter referred to as **GRANTEE/S**), the following real property located in Shelby County, Alabama:

**SEE ATTACHED EXHIBIT "A"**

This conveyance is made to Grantee absolutely and in fee simple together with all and singular rights, members, privileges, tenements, hereditaments, easements, appurtenances, and improvements thereunto belonging or in anywise appertaining thereto, but subject to the following:

1. Taxes for current and subsequent years.
2. Building setback lines, easements and other matters set forth on recorded plat of said subdivision.
3. Restrictive Covenants contained in instrument recorded in Instrument #19950622000164011.
4. Terms, conditions, obligations, rules, regulations and by-laws of Greystone Residential Association, Inc., as evidenced by the Articles of Incorporation recorded in Incorporation Book 42, Page 835.
5. Minerals of whatsoever kind, subsurface and surface substances not owned by Grantor, 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 property described herein, together with all rights, privileges, and immunities relating thereto, whether or not appearing in the Public Records. No representation is made herein as to the present ownership of any such interests. There may be leases, grants, exceptions or reservations of interests that are not listed.

This instrument and conveyance binds or benefits the parties and their heirs, successors, assigns, next of kin, and personal representatives (as the case may be) as if they were named as Grantor or Grantee in this instrument.

IN WITNESS WHEREOF, Grantor has executed this instrument under seal on this 11<sup>th</sup> day of June 2018.

**NATIONAL TRANSFER SERVICES, LLC**

By: Hank Bryson  
Its: Authorized Signatory

STATE OF MINNESOTA  
COUNTY OF HENNEPIN

I, the undersigned Notary Public, in and for said State, hereby certify that HANK BRYSON, whose name is signed to the foregoing conveyance as Authorized Signatory of NATIONAL TRANSFER SERVICES, LLC, and who is known to me, acknowledged before me on this day that, being informed of the contents of said conveyance and in his/her capacity as \_\_\_\_\_ of NATIONAL TRANSFER SERVICES, LLC, and on behalf of NATIONAL TRANSFER SERVICES, LLC, as its act and deed, he/she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 11<sup>th</sup> day of June, 2018.  
(AFFIX NOTARIAL SEAL)



Christine Carol Johnson  
NOTARY PUBLIC  
State of MN  
My Commission Expires: 1-31-20

**PROPERTY ADDRESS:**

4040 Milners Crescent  
Birmingham, Alabama 35242

**GRANTEE'S ADDRESS:**

\_\_\_\_\_  
\_\_\_\_\_

**GRANTOR'S ADDRESS:**

\_\_\_\_\_  
\_\_\_\_\_

THIS DEED SHALL BE MADE EFFECTIVE ON June 11, 2018

**EXHIBIT "A"**

**LOT 41, ACCORDING TO THE MAP AND SURVEY OF 1<sup>ST</sup> AMENDED PLAT OF GREYSTONE FARMS, MILNER'S CRESCENT SECTOR- PHASE I, RECORDED IN MAP BOOK 19, PAGE 140, IN THE OFFICE OF THE JUDGE OF PROBATE OF SHELBY COUNTY, ALABAMA.**

Stewart Title of Alabama, LLC  
1101 Hillcrest Rd., Ste 100  
Mobile, AL 36695

