

Send tax notice to:
CAROL R. BELL
6535 MILL CREEK CIRCLE
HOOVER, 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

2018389

Shelby COUNTY

20180802000275750
08/02/2018 01:20:55 PM
DEEDS 1/2

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS:

That is consideration of Two Hundred Fifty-Four Thousand Nine Hundred and 00/100 Dollars (\$254,900.00) **the amount which can be verified in the Sales Contract between the two parties** in hand paid to the undersigned, Wanda A. Freeze, as Personal Representative of the Estate of Janice D. Littlepage, deceased, Shelby County Probate Case No. PR-2018-000424 **whose mailing address is:** 347 Freeze Mountain Drive, Odenville, Al 35120 (hereinafter referred to as "Grantor") by CAROL R. BELL **whose property address is:** 6535 MILL CREEK CIRCLE, HOOVER, 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 10, according to the Survey of Final Record plat of Greystone Farms Mill Creek Sector, Phase 2, as recorded in Map Book 21, Page 21, 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 due and payable until October 1, 2018.
2. Title to all minerals within and underlying the property, together with all mining rights and other rights, privileges, immunities and release of damages relating thereto, as recorded in Deed Book 121, Page 294 and in Deed Book 60, Page 260, and any damages relating to the exercise of such rights or the extraction of such minerals.
3. Restrictions appearing of record in Instrument No.1995-16401, 1st Amendment in Instrument No 1995-1432 and 2nd Amendment in Instrument No. 1996-21440.
4. Rights of others to the use of Hugh Daniel Drive as described in instrument recorded in Deed Book 301, Page 799, in said Probate Office.
5. Shelby Cable Agreement recorded in Real 350, Page 545, in said Probate Office.
6. Covenants and Agreement for water service as set out in an Agreement recorded in Real Book 235, Page 574, as modified by Agreement recorded as Instrument No. 1992-20786, as further modified by Agreement recorded as Instrument No. 1993-20840, in said Probate Office.
7. Development Agreement including restrictions and covenants as set out in instrument between Daniel Oak Mountain Limited Partnership, Greystone Residential Association, Inc., Greystone Ridge, Inc. and United States Fidelity and Guaranty Company as Instrument No.1994-22318, in said Probate Office
8. Restrictions, covenants and homeowners association pertaining to Greystone Farms recorded as Instrument No. 1995-21440 and Instrument No. 20021203000599370, in said Probate Office.
9. Right of Way to Birmingham Water Works, recorded as Instrument No. 1995-11637.
10. Easement to BellSouth Telecommunications recorded as Instrument No. 1995-7422.
11. Greystone Farms Reciprocal Easement Agreement recorded as Instrument No. 1995-16400, in said Probate Office.
12. Greystone Farms Community Center Property Declaration of Covenants, Conditions and Restrictions, recorded as Instrument No. 1995-16403, in said Probate Office.

\$0.00 OF THE CONSIDERATION AS WAS PAID FROM THE PROCEEDS OF A MORTGAGE LOAN.

Janice C. Littlejohn was the surviving grantee of that certain deed recorded in Instrument # 200301000266110 in the Office of Judge of Probate of Shelby County, Alabama, the other grantee, Robert W. Littlepage having died on or about the 6th day of September, 2011.

TO HAVE AND TO HOLD unto the said Grantee(s) as joint tenants, with right of survivorship, their heirs and assigns, forever; it being the intention of the parties to this conveyance, that (unless the joint tenancy hereby created is severed or terminated during the joint lives of the grantees herein) in the event one grantee herein survives the other, the entire interest in fee simple shall pass to the surviving grantee, and if one does not survive the other, then the heirs and assigns of the grantees herein shall take as tenants in common.

IN WITNESS WHEREOF, the said Grantor, ESTATE OF JANICE C. LITTLEPAGE, by Wanda A. Freeze, its Personal Representative, who is authorized to execute this conveyance, has hereunto set its signature and seal on this the 31st day of July, 2018.

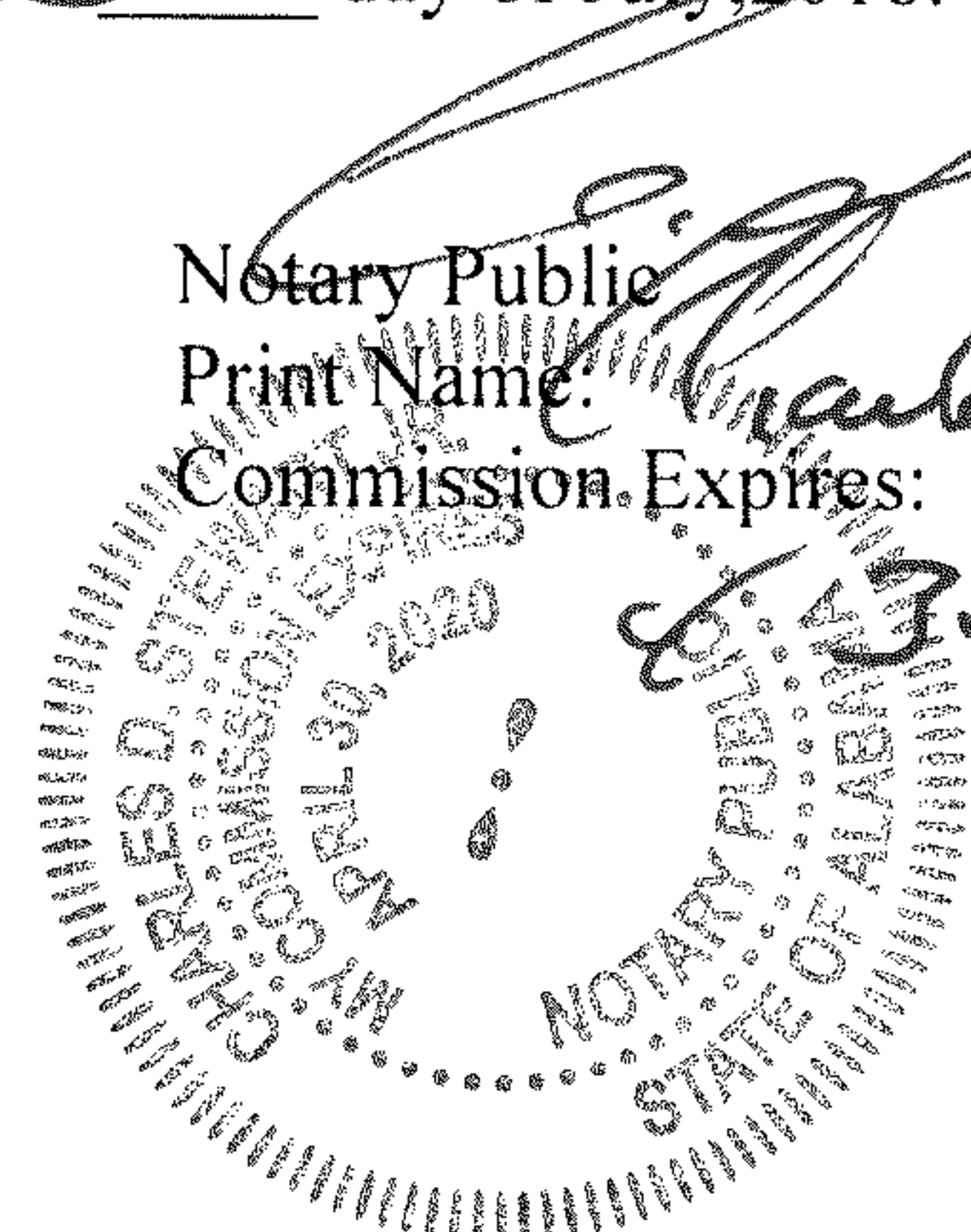
THE ESTATE OF JANICE C. LITTLEPAGE
deceased, Shelby County Probate Case No. PR- 2018-
000424

Wanda A. Freeze Personal Representative
BY: WANDA A FREEZE
ITS: PERSONAL REPRESENTATIVE

STATE OF ALABAMA
COUNTY OF SHELBY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Wanda A. Freeze, whose name as Personal Representative of the Estate of Janice C. Littlepage, deceased, Shelby County Probate Case No. PR-2018-000424 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 as such Personal Representative and with full authority, executed the same voluntarily for and as the act of said Estate.

Given under my hand and official seal this the 31st day of July, 2018.

Notary Public
Print Name: *Charles D. Stant*
Commission Expires: *6-30-20*




Filed and Recorded
Official Public Records
Judge James W. Fuhrmeister, Probate Judge,
County Clerk
Shelby County, AL
08/02/2018 01:20:55 PM
\$273.00 CHERRY
20180802000275750

James W. Fuhrmeister