

Send tax notice to:
JAMESON K. LEVINGSTON
838 GREYSTONE HIGHLANDS DRIVE
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
Shelby COUNTY

2018478

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of Two Hundred Thirty-Five Thousand and 00/100 Dollars (\$235,000.00) **the amount which can be verified in the Sales Contract between the two parties** in hand paid to the undersigned, **DAVID H. HOWELL and JUDY L. HOWELL, HUSBAND AND WIFE** whose mailing address is: 704 Shelby Forest Trail, Chelsea, AL 35043 (hereinafter referred to as "Grantors") by **JAMESON K. LEVINGSTON** whose property address is: **838 GREYSTONE HIGHLANDS DRIVE, 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, as joint tenants with right of survivorship, the following described real estate situated in Shelby County, Alabama, to-wit:

Lot 55, according to the Amended Map of Greystone Highlands, Phase 2, as recorded in Map Book 19, Page 25, in the Probate Office, 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 recorded map and survey of Greystone Highlands, Phase 2, as recorded in Map Book 19, Page 25, in the Office of the Judge of Probate 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, and rights reserved in Deed Book 4, Page 486; in Deed Book 4, Page 485; and in Map Book 19, Page 25.
4. Articles of Incorporation of Greystone Residential Association, Inc., as recorded in Book 042 Page 835, and amended in Instrument # 20040726000414280.
5. Right-of-way granted to Cahaba Water Renovation as set forth in Real 42, Page 233.
6. Agreement with Shelby County, Alabama, for water as recorded in Real 235, Page 611.
7. Right-of-way granted to South Central Bell Telephone Company as set forth in Deed Book 324, Page 837.
8. Right-of-way granted to Alabama Power Company as set forth in Deed Book 109, Page 492; Deed Book

Page 402; Deed Book 127, Page 336; Deed Book 160, Page 403 and Deed Book 173, Page 191.

- 9. Right-of-way granted to Shelby County as set forth in Deed Book 95, Page 530.
- 10. Subject to covenants, conditions and restrictions as set forth in the document recorded in Instrument# 1994-33988, in the Probate Office of Shelby County, Alabama.

\$189,000.00 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 31st day of August, 2018.

David H. Howell
DAVID H. HOWELL

Judy L. Howell
JUDY L. HOWELL

STATE OF ALABAMA
COUNTY OF SHELBY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that DAVID H. HOWELL and JUDY L. HOWELL 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 31st day of August, 2018.

[Signature]
Notary Public
Print Name: *[Signature]*
Commission Expires: *[Signature]*
P 30 20



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
09/06/2018 09:57:16 AM
\$64.00 CHERRY
20180906000319430

Allen S. Bayl