

Send tax notice to:  
NATHAN L. NELSON  
1009 LINKSIDE DR  
HOOVER, AL, 3524

This instrument prepared by:  
Charles D. Stewart, Jr.  
Attorney at Law  
4898 Valleydale Road, Suite A-2  
Birmingham, Alabama 35242

STATE OF ALABAMA

2018511

Shelby COUNTY

**20180910000324370**  
**09/10/2018 02:01:00 PM**  
**DEEDS 1/2**

**WARRANTY DEED**

KNOW ALL MEN BY THESE PRESENTS:

That is consideration of Three Hundred Seventeen Thousand and 00/100 Dollars (\$317,000.00) **the amount which can be verified in the Sales Contract between the two parties** in hand paid to the undersigned, Joyce B. Wood, Trustee of The Wood Living Trust, dated July 14, 2008 and any amendments thereto **whose mailing address is:** 3090 Healthy Way, Cahaba Ridge, Vestavia AL 35243 (hereinafter referred to as "Grantor") by NATHAN L. NELSON **whose property address is:** 1009 LINKSIDE DR, 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 36-A, according to the Survey of Linkside at Greystone, Resurvey #1, as recorded in Map Book 17, Page 56, in the Probate Office of Shelby, Alabama.

Together with the nonexclusive easement to use the private roadways, common areas, and Hugh Daniel Drive, all as more particularly described in the Greystone Residential Declaration of Covenants, Conditions and Restrictions dated November 6, 1996, and recorded in Real 317, Page 260, in the Probate Office of Shelby County, Alabama, and all amendments thereto.

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. Restrictions, public utility easements, and building setback lines as shown on recorded map and survey of Linkside at Greystone, Resurvey# 1 recorded in Map Book 17, Page 56, 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 those rights reserved in Deed Book 4, page 495; Deed Book 60, page 260 and Deed Book 121, page 294
4. Building setback line pursuant to the terms of the Declaration of Covenants, Conditions and Restrictions recorded in Real 317, page 260 and amended in Map Book 17, page 56 in the Probate Office of Shelby County, Alabama.
5. Transmission Line Permit to Alabama Power Company recorded in Deed Book 186, page 223; Deed Book 239, page 214 and Deed Book 109, page 505 in the Probate Office of Shelby County, Alabama.
6. Restrictions, Covenants, Conditions and Building Setback lines as set out in Amended and Restated Restrictive Covenants recorded in Real 265, page 96 in the Probate Office of Shelby County, Alabama
7. Rights of others to use of Hugh Daniel Drive, as described in instrument recorded in Deed Book 301, page 799 in the Probate Office of Shelby County, Alabama

8. Covenant and Agreement for water service as set out in instrument between Dantract and Shelby County, as set out in Real 236, page 574 in the Probate Office of Shelby County, Alabama.
9. Greystone Residential Declaration of Covenants, Conditions and Restrictions, as set out in instrument recorded in Real 317, page 260; amended by Affidavit recorded in Real 319, page 235 and further amended by 1st Amendment to Greystone Residential Declaration of Covenants, Conditions and Restrictions recorded in Real 346, page 942, 2nd Amendment recorded in Real 378, page 904, 3rd Amendment recorded in Real 397, page 958, 4th Amendment recorded in Instrument #1992-17890 and 5th Amendment as recorded as Instrument #1993-3123, and further amended by 6th Amendment recorded as Instrument #1993-10163 and 7th Amendment as recorded as Instrument #1993-16982 in the Probate Office of Shelby County, Alabama.
10. Agreement between Daniel Oak Mountain Limited Partnership and Shelby Cable, Inc., recorded in Real 350, page 545 in the Probate Office of Shelby County, Alabama.
11. Underground Easement to Alabama Power Company recorded in Deed Book 305, page 673 in the Probate Office of Shelby County, Alabama.

\$307,490.00 OF THE CONSIDERATION AS WAS PAID FROM THE PROCEEDS OF A MORTGAGE LOAN.

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, The Wood Living Trust, by Joyce B. Wood, its Trustee, who is authorized to execute this conveyance, has hereunto set its signature and seal on this the 4th day of September, 2018.

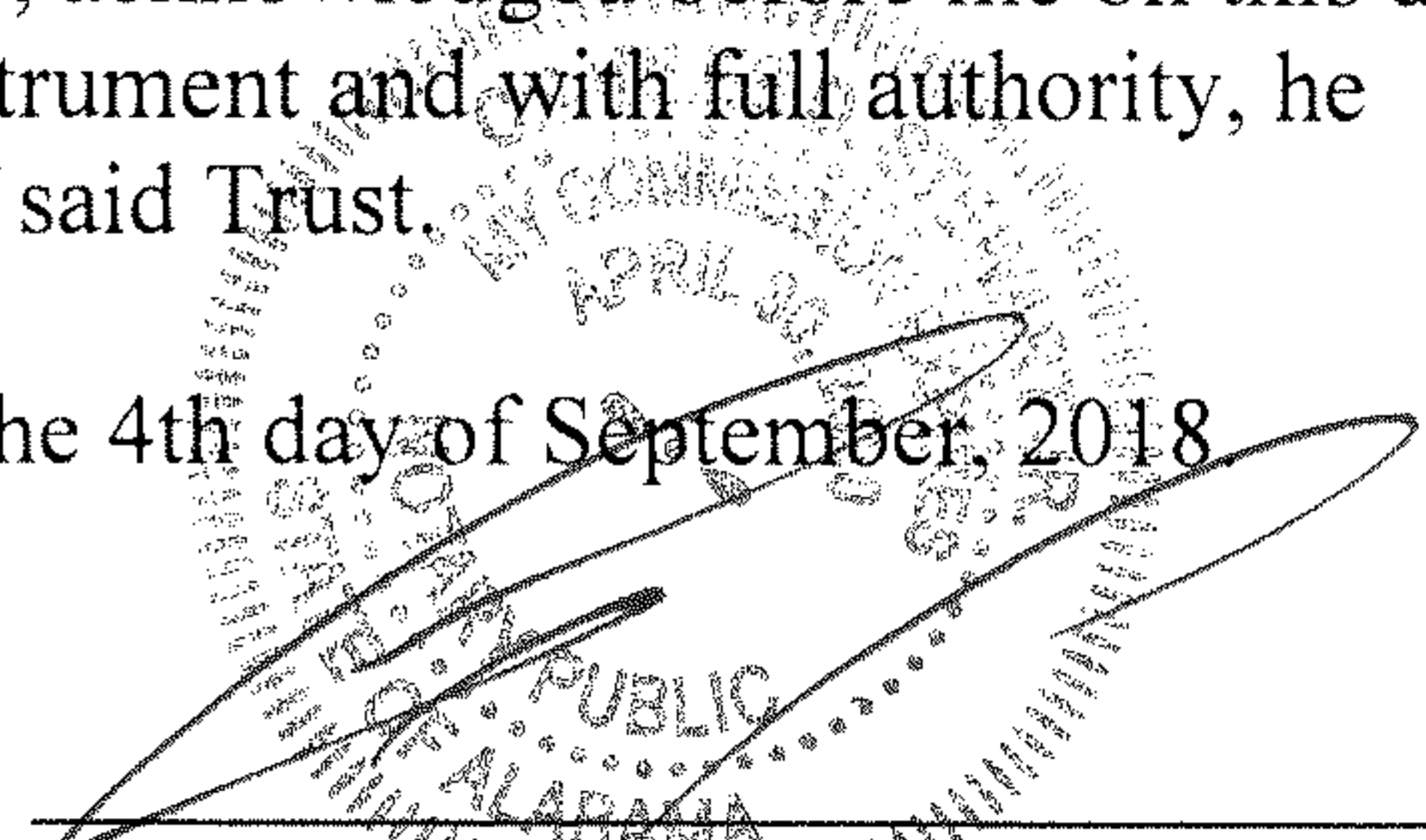
The Wood Living Trust

  
BY: Joyce B. Wood, Trustee

STATE OF ALABAMA  
COUNTY OF SHELBY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Joyce B. Wood, whose name as Trustee of the Wood Living Trust, is signed to the foregoing instrument, and who known to me, acknowledged before me on this day, that, being informed of the contents of the said instrument and with full authority, he executed the same voluntarily for and as the act of said Trust.

Given under my hand and official seal this the 4th day of September, 2018

  
Notary Public

Print Name: Parker D. Stewart, Jr.

Commission Expires:

4-30-20



Filed and Recorded  
Official Public Records  
Judge of Probate, Shelby County Alabama, County  
Clerk  
Shelby County, AL  
09/10/2018 02:01:00 PM  
\$28.00 CHERRY  
20180910000324370

*Allen S. Bayl*