

20180911000327180
09/11/2018 03:45:39 PM
DEEDS 1/4

Send tax notice to:
JAMES W. MCILWAIN, JR.
270 Doug Baker Blvd, Ste 700-264
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

2018490

SHELBY COUNTY

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of Two Hundred Twenty Thousand and 00/100 Dollars (\$220,000.00) **the amount which can be verified in the Sales Contract between the two parties** in hand paid to the undersigned, **TY M MARGENTHALER and JULIE A MARGENTHALER, husband and wife**, whose mailing address is: 7309 Fulham Lane, Unit B, Troy, IL 62294, **and HARRY MICHAEL SILVERWOOD and PATRICIA RAE SILVERWOOD, husband and wife**, whose mailing address is: 678 Nautica Road, Camdenton, MO 65020 (hereinafter referred to as "Grantors") by **JAMES W. MCILWAIN, JR. and HOLLY F. MCILWAIN A/K/A HOLLY FAIRBANKS MCILWAIN** whose mailing address is: 270 Doug Baker Blvd, Ste 700-264, 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 38, Final Record Plat of Greystone Farms, Guilford Place Sector, Phase 3 as recorded in Map Book 24, Page 27, in the Probate Office of Shelby County, Alabama.

THE SUBJECT PROPERTY IS ONE AND THE SAME AS PROPERTY CONVEYED IN INSTRUMENT NO. 20150721000246790 AND CORRECTED BY AFFIDAVIT RECORDED IN INSTRUMENT NO. 20160104000002810.

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. Building setback lines as shown by restrictive covenants in Instrument 1995-16401; 1st Amendment recorded in Instrument 1996-1432; 2nd Amendment recorded in Instrument 1996-21440; 3rd Amendment recorded in Instrument 1997-2587; 4th Amendment recorded in Instrument 1998-10062; 5th Amendment recorded in Instrument 1998-30335 and in Map Book 24, page 27, in the Probate Office of Shelby County, Alabama.
3. Mineral and mining rights and rights incident thereto recorded in Deed Book 121, page 294 and Deed Book 60, page 260, in the Probate Office of Shelby County, Alabama.
4. Easement(s) to BellSouth Communications, recorded In Instrument 1995-7422, in the Probate Office of Shelby County, Alabama.
5. Amended and Restated restrictive covenants including building setback lines and specific provisions for dense buffer along Hugh Daniel Drive, recorded in Real 265, page 96, in the Probate Office of Shelby County, Alabama; which said building setback lines and dense buffer are shown on survey of Paragon Engineering, Inc., dated 7-14-94.

6. Shelby Cable Agreement recorded in Real 350, page 545, in the Probate Office of Shelby County, Alabama.
7. Covenants and agreement for water service as set out in an agreement recorded in Real Book 235, page 574, modified by agreement recorded in Instrument 1992-20786 and further modified by agreement recorded in Instrument 1993-20840, in the Probate Office of Shelby County, Alabama.
8. Development agreement between Daniel Oak Mountain Limited Partnership, Greystone Residential Association, Inc., Greystone Ridge, Inc. and United States Fidelity and Guaranty Company, recorded in Instrument 1994-22318; 1st Amendment recorded in Instrument 1996-0530 and 2nd Amendment recorded in Instrument 1998-16170, in the Probate Office of Shelby County, Alabama.
9. Greystone Farms Reciprocal easement agreement as set out in Instrument 1995-16400, in the Probate Office of Shelby County, Alabama.
10. Restrictions, covenants and homeowner's association pertaining to Greystone Farms recorded in Instrument 1995-16401; 1st Amendment recorded in Instrument 1996-01432; 2nd Amendment recorded in Instrument 1996-21440; 3rd Amendment recorded in Instrument 1997-02587; 4th Amendment recorded in Instrument 1998-10062; 5th Amendment recorded in Instrument 1998-30335 and 6th Amendment recorded in Instrument 2000-9754 in the Probate Office of Shelby County, Alabama.
11. Powers and provisions as set out in the Articles of Incorporation of Greystone Farms Owners Association, Inc. as recorded in Instrument 9504-2990 In the Probate Office of Jefferson County and amended in Instrument 20060503000208210 and Instrument 20060503000208220 in the Probate Office of County, Alabama.
12. Right of way to Shelby County recorded in Instrument 1994-21963, in the Probate Office of Shelby County, Alabama.
13. Greystone Farms Community Center Property Declaration of Covenants, Conditions and Restrictions recorded in Instrument 1995-16403, in the Probate Office of Shelby County, Alabama.
14. Release of Damages as recorded in Instrument 1999-38810, in the Probate Office of Shelby County, Alabama.
15. Greystone Residential Declaration of Covenants, Conditions and Restrictions recorded in Real 317, page 260; amended by Real 319, page 235; First Amendment to Restrictions, recorded in Real 346, page 942; Second Amendment recorded in Real 378, page 904; Third Amendment recorded in Real 397, page 958; Fourth Amendment recorded in Instrument 1992-17890; Fifth Amendment recorded in Instrument 1993-3123; Sixth Amendment recorded in Instrument 1993-10163; Seventh Amendment recorded in Instrument 1993-16982; Eighth Amendment recorded in Instrument 1993-20968; Ninth Amendment recorded in Instrument 1993-32840; Tenth Amendment recorded in Instrument 1994-23329; Eleventh Amendment recorded in Instrument 1995-08111; Twelfth Amendment recorded in Instrument 1995-24267; Thirteenth Amendment recorded in Instrument 1995-34231; Fourteenth Amendment recorded in Instrument 1996-19860; Fifteenth Amendment recorded in Instrument 1996-37514; Sixteenth Amendment recorded in Instrument 1996-39737; Seventeenth Amendment recorded in Instrument 1997-02534; Eighteenth Amendment recorded in Instrument 1997-17533; Nineteenth Amendment recorded in Instrument 1997-30081; Twentieth Amendment recorded in Instrument 1997-38614; Twenty-First Amendment recorded in Instrument 1999-03331; Twenty-Second Amendment recorded in Instrument 1999-06309; Twenty-Third Amendment recorded in Instrument 1999-47817; Twenty-Fourth Amendment recorded in Instrument 20020717000334280; Twenty-Fifth Amendment recorded in Instrument 20030909000604430; Twenty-Sixth Amendment recorded in Instrument 20031023000711520; Twenty-Seventh Amendment recorded in Instrument 20031105000735510; Twenty-Eighth Amendment recorded in Instrument 20040521000271000271290 and Twenty-Ninth Amendment recorded in Instrument 20040630000361770, in the Probate Office of Shelby County, Alabama.
16. Restrictions or Covenants appearing of record in Instrument 20021203000599370, in the Probate Office of Shelby County, Alabama.

17. Notice regarding availability of Sanitary Sewer Service in favor of SWWC Utilities, Inc. as recorded in Instrument 20131204000469370 in the Probate Office of Shelby County, Alabama.

\$165,000.00 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 Grantors, have hereunto set their hand and seal this the 4th day of September, 2018.


HARRY MICHAEL SILVERWOOD


PATRICIA RAE SILVERWOOD

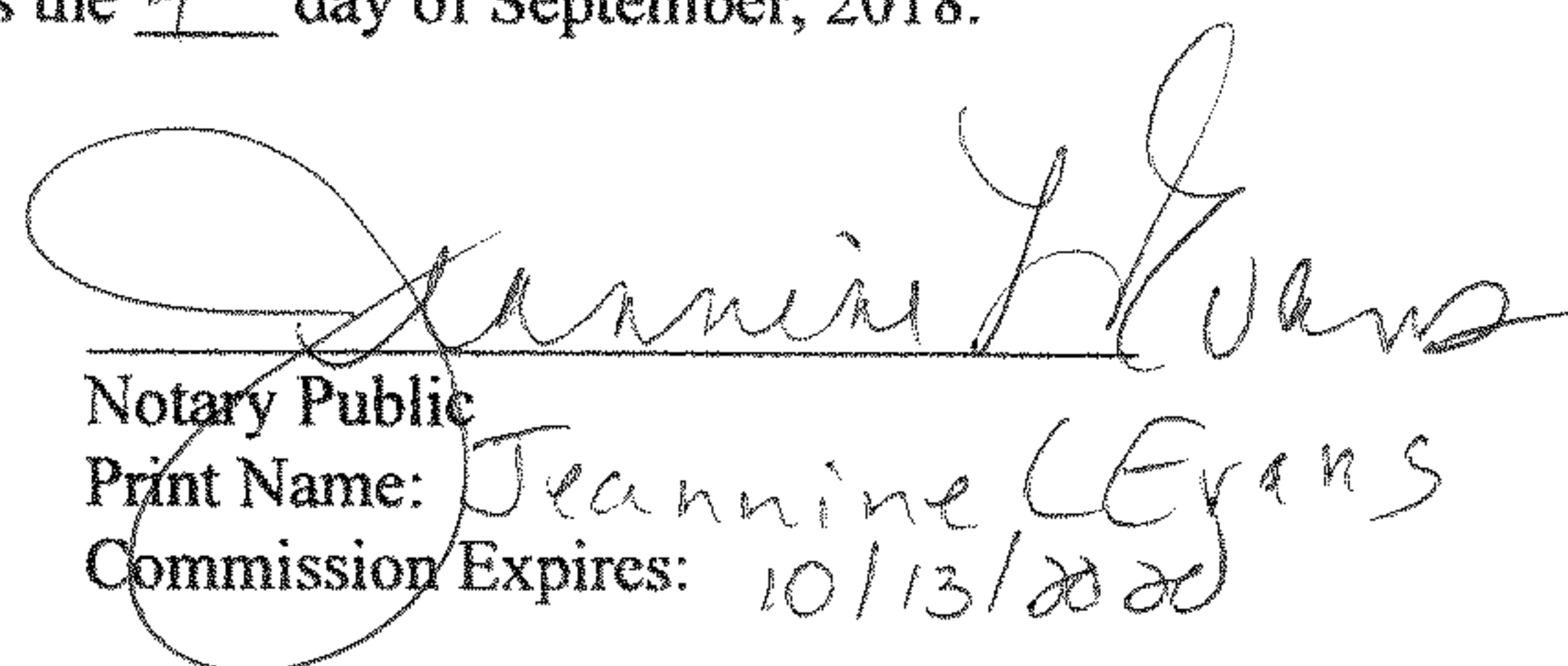
STATE OF Missouri
COUNTY OF Camden

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that HARRY MICHAEL SILVERWOOD and PATRICIA RAE SILVERWOOD whose names are signed to the foregoing instrument, and who are known to me, acknowledged before me on this day, that, being informed of the contents of the said instrument, they executed the same voluntarily on the day the same bears date.

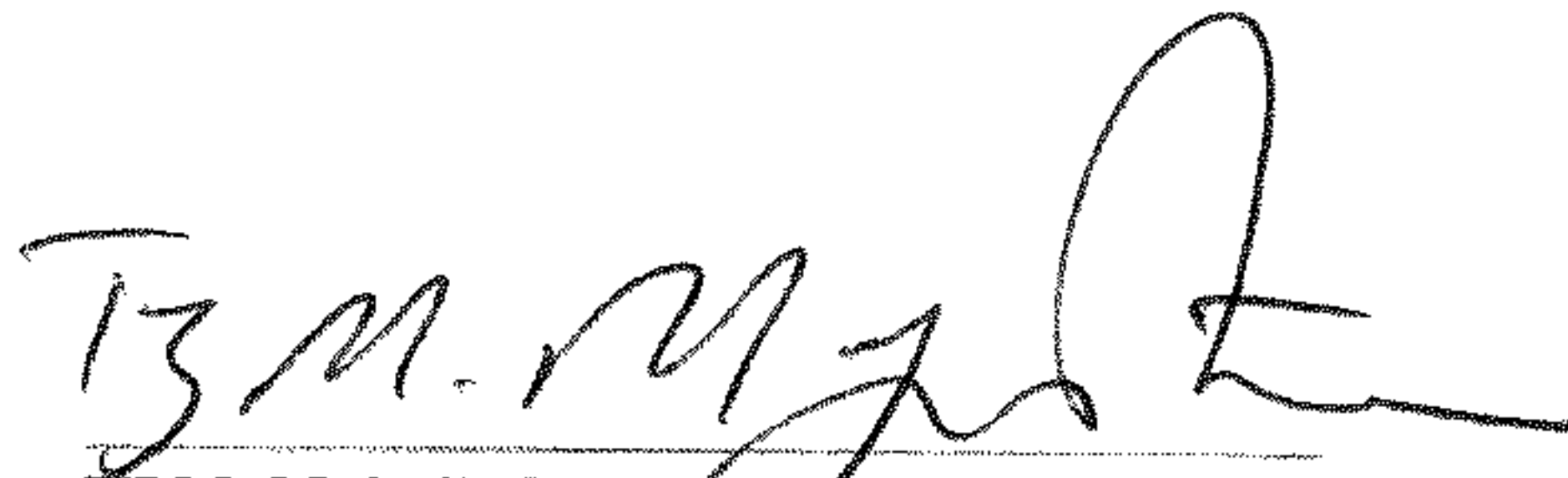
Given under my hand and official seal this the 4th day of September, 2018.



JEANNINE L. EVANS
My Commission Expires
October 13, 2020
Camden County
Commission #12529477


Notary Public
Print Name: Jeannine L. Evans
Commission Expires: 10/13/2020

20180911000327180 09/11/2018 03:45:39 PM DEEDS 4/4
IN WITNESS WHEREOF, said Grantors, have hereunto set their hand and seal
this the 7 day of September, 2018.



TY M MARGENTHALER

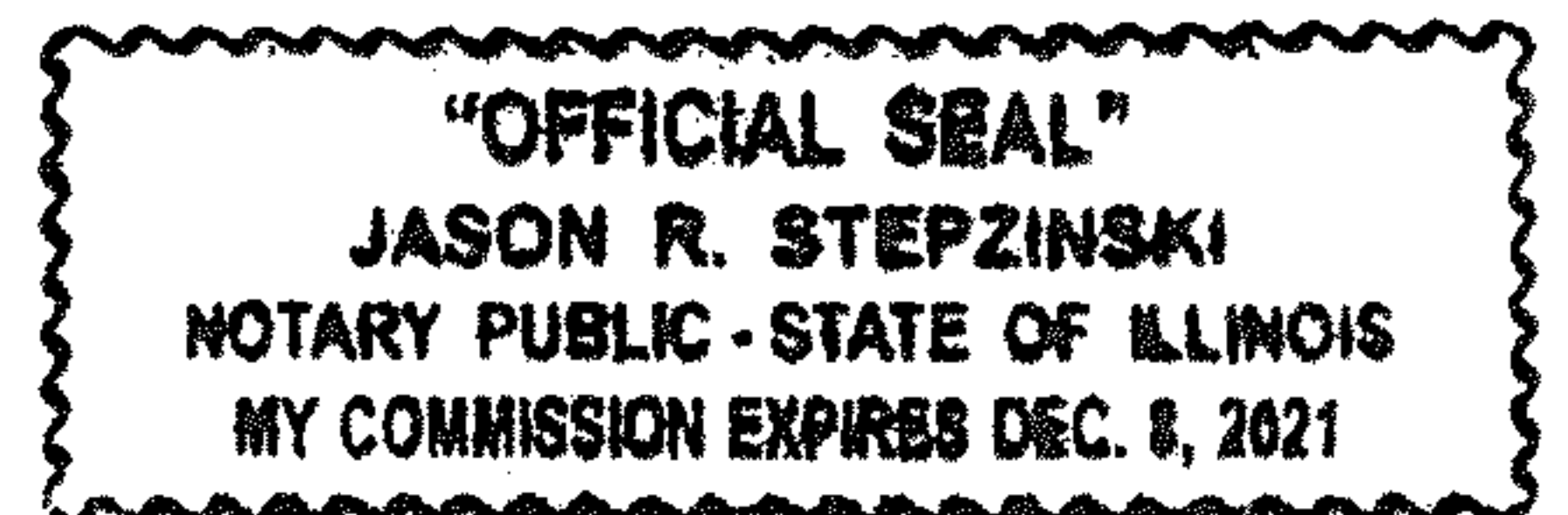

JULIE A MARGENTHALER

STATE OF Illinois
COUNTY OF Madison

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that TY M MARGENTHALER and JULIE A MARGENTHALER whose names are signed to the foregoing instrument, and who are known to me, acknowledged before me on this day, that, being informed of the contents of the said instrument, they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this the 7 day of September, 2018.


Notary Public
Print Name:
Commission Expires:



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
09/11/2018 03:45:39 PM
\$82.00 CHARITY
20180911000327180

