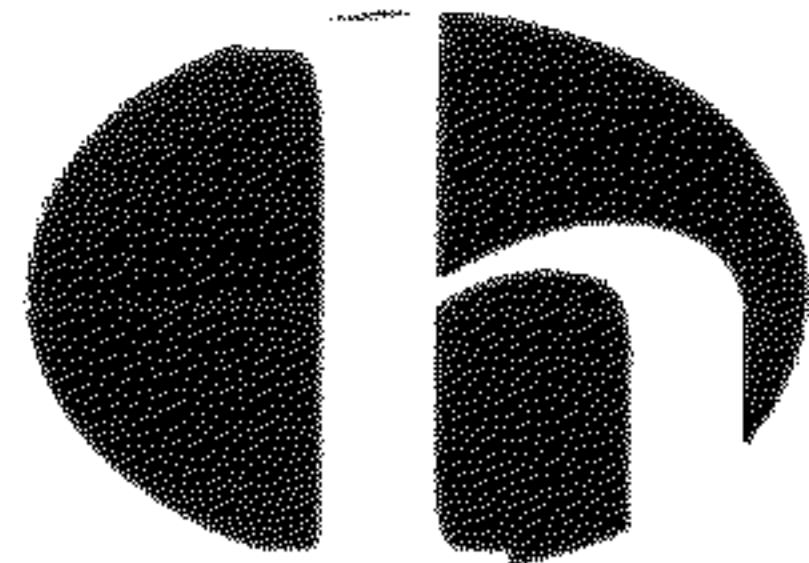


20181210000430140
12/10/2018 02:07:00 PM
DEEDS 1/4

This Instrument Prepared By:



HARPOLE LAW, LLC

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

consideration \$307,500.00

STATE OF ALABAMA

§
§
§

WARRANTY DEED

SHELBY COUNTY

KNOW ALL MEN BY THESE PRESENTS: That in consideration of TEN DOLLARS AND NO/100 (\$10.00), good and valuable consideration, in hand paid by the GRANTEEES herein, the receipt whereof is acknowledged, we, **JOSEPH SCOTT FARRIS and JANE NEIDHARDT FARRIS**, **husband and wife**, (hereinafter referred to as **GRANTORS**), do hereby, subject to the matters, limitations, and exceptions hereinafter described, GRANT, BARGAIN, SELL, AND CONVEY unto **JOSEPH SCOTT FARRIS and JANE NEIDHARDT FARRIS** (hereinafter referred to as **GRANTEE/S**), the following real property located in Shelby County, Alabama:

SEE ATTACHED EXHIBIT "A"

Together with all and singular the rights, members, privileges, tenements, hereditaments, easements, appurtenances, and improvements thereunto belonging or in anywise appertaining thereto.

TO HAVE AND TO HOLD the same unto said GRANTEE/S as set out hereinabove, its/their heirs, successors and assigns, forever.

THE CONVEYANCE OF SAID PROPERTY BY GRANTORS TO GRANTEE/S IS MADE SUBJECT TO:

1. Taxes for current and subsequent years
2. Subject to easements, restrictions, covenants, agreements, and mineral exceptions, if any, of record.
3. Building setback line, drainage and utility line easements and notes or restrictions as shown on recorded plat of said subdivision.
4. Declaration of Covenants, Conditions and Restrictions recorded in Instrument No. 19901106000320440.
5. Restrictive covenants contained in instrument recorded in Instrument No. 1992-21103.

6. 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.
7. 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 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. It is the intent of the Grantors to convey any interest which they may own.

And we do for ourselves and for our heirs, executors, and administrators, warrant and covenant with the said GRANTEE/S, as well as with its/their heirs, successors and assigns, that we are lawfully seized of an indefeasible estate in fee simple of said premises; that we are in quiet and peaceable possession thereof; that they are free from all encumbrances, except the matters to which this conveyance has been specifically made subject; that we have a good right to sell and convey the same as aforesaid; and that we will, and my heirs, executors, and administrators SHALL WARRANT AND DEFEND THE SAME TO THE SAID GRANTEE/S, AND TO ITS/THEIR HEIRS, SUCCESSORS AND ASSIGNS, FOREVER, against the lawful claims of all persons.

IN WITNESS WHEREOF, GRANTORS have hereunto set their hands and seals this
27th day of July, 2018.

JOSEPH SCOTT FARRIS

Jane Neidhardt Farris
JANE NEIDHARDT FARRIS

STATE OF Alabama
 COUNTY OF Shelby

I, the undersigned Notary Public, in and for said State, hereby certify that, **JOSEPH SCOTT FARRIS, husband of Jane Neidhardt Farris**, whose name is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this day that, being informed of the contents of said conveyance, he executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 31th day of July, 2018.
 (AFFIX NOTARIAL SEAL)

Elizabeth Ann Patterson
 NOTARY PUBLIC
 My Commission Expires: 10-1-2019

STATE OF Alabama
 COUNTY OF Shelby

I, the undersigned Notary Public, in and for said State, hereby certify that, **JANE NEIDHARDT FARRIS, wife of Joseph Scott Farris**, whose name is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this day that, being informed of the contents of said conveyance, she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 31th day of July, 2018.
 (AFFIX NOTARIAL SEAL)

Elizabeth Ann Patterson
 NOTARY PUBLIC
 My Commission Expires: 10-1-2019

PROPERTY ADDRESS:
5052 Greystone Way
Birmingham, AL 35242

GRANTEE'S ADDRESS:

5052 Greystone Way
Birmingham, AL 35242

GRANTOR'S ADDRESS:

5052 Greystone Way
Birmingham, AL 35242

EXHIBIT A

LOT 9, ACCORDING TO THE SURVEY OF GREYSTONE-4TH SECTOR, AS RECORDED IN MAP BOOK 16, PAGES 89 A, B AND C, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA; BEING SITUATED IN SHELBY COUNTY, ALABAMA.



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
12/10/2018 02:07:00 PM
\$331.50 CHARITY
20181210000430140

Allen S. Boyd