

Send tax notice to:  
JANET BAUM ADAMS  
1500 GREYSTONE PARC CIR  
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

20190402000104620  
04/02/2019 11:03:07 AM  
DEEDS 1/2

**WARRANTY DEED**

*Consideration -  
Assd Val \$41,860.00*

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of Ten and 00/100 Dollars (\$10.00) in hand paid to the undersigned, **JANET B. ADAMS, a single individual**, whose mailing address is: 1500 Greystone Parc Cir, Hoover, AL 35242 (hereinafter referred to as "Grantor") by **JANET BAUM ADAMS, AS TRUSTEE OF THE JANET BAUM ADAMS REVOCABLE TRUST**, whose property address is: **1500 GREYSTONE PARC CIR, HOOVER, AL, 35242** hereinafter referred to as Grantee"), 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 21, according to the Survey of The Parc at Greystone, as recorded in Map Book 32, Page 42 A, B and C, in the Probate Office of Shelby County, Alabama.**

SUBJECT TO:

1. Taxes for the year beginning October 1, 2018 which constitutes a lien but are not yet due and payable until October 1, 2019.
2. Easement(s), building line(s) and restriction(s) as shown on recorded map.
3. Title to all minerals within and underlying the premises, together with all mining rights and other rights, privileges and immunities relating thereto, including release of damages.
4. Right-of-way granted to Alabama Power Company recorded in Volume 109, Page 504, Volume 111, Page 403 and Inst. No. 2003-66119.
5. Easement agreement by and between Daniel Realty Company and Greystone Branch, LLC recorded under Inst. No. 2002-22977.

- 6. Restrictions appearing of record in Real 317, Page 260 and Inst. No. 2003-71152.

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.

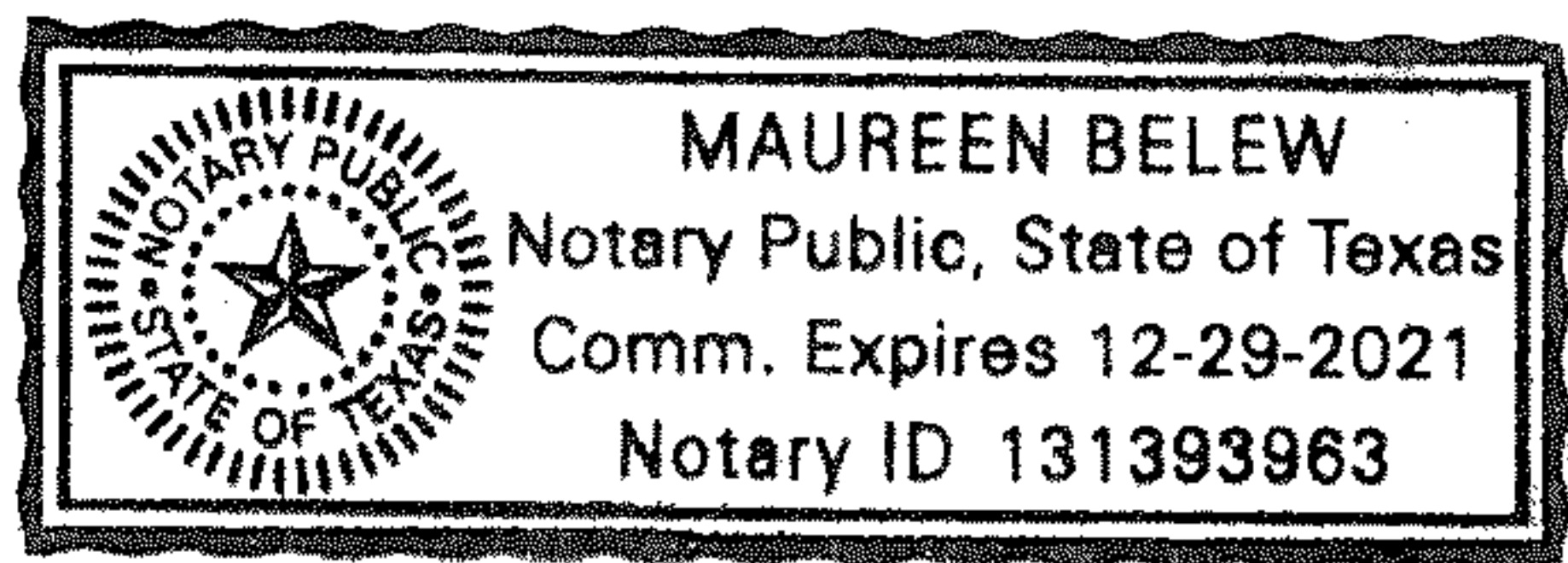
IN WITNESS WHEREOF, said Grantor, has hereunto set her hand and seal this the 20th day of March, 2019.

Janet B. Adams  
JANET B ADAMS

STATE OF Texas  
COUNTY OF Dallas

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that JANET B ADAMS whose name 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 executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this the 20th day of March, 2019.



Maureen Belew  
Notary Public  
Print Name:  
Commission Expires:



Filed and Recorded  
Official Public Records  
Judge of Probate, Shelby County Alabama, County  
Clerk  
Shelby County, AL  
04/02/2019 11:03:07 AM  
\$60.00 CHARITY  
20190402000104620

Allen S. Bayl