

Send tax notice to:
LONNIE S DAVIS
1234 GREYSTONE PARC DRIVE
HOOVER, AL, 35242

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

STATE OF ALABAMA
Shelby COUNTY

2019152

20190402000105400
04/02/2019 01:20:58 PM
DEEDS 1/2

WARRANTY DEED

KNOWN ALL MEN BY THESE PRESENTS:

That in consideration of Four Hundred Seventy-Nine Thousand Nine Hundred and 00/100 Dollars (\$479,900.00) **the amount which can be verified in the Sales Contract between the two parties** to the undersigned, Wanda K Brice as trustee of the Wanda K. Brice Revocable Living Trust, dated December 18, 2003, now known as The Restatement of the Wanda D. Brice Revocable Living Trust Dated August 27, 2008 **whose mailing address** is: 13106 Kenby Way, Birmingham, AL 35242 (hereinafter referred to as Grantors) in hand paid by LONNIE S DAVIS and JANET NOVATNAK **whose property address** is: 1234 Greystone Parc Drive, 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, as joint tenants with right of survivorship, the following described real estate situated in Shelby County, Alabama, to-wit:

Lot 61, 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 DUE AND PAYABLE UNTIL OCTOBER 1, 2019.
2. Right of Way granted to Alabama Power Company recorded in Volume 109, Page 504, Volume 111, Page 403 and Inst. No. 2003-66119, all in the Office of the Judge of Probate of Jefferson County, Alabama.
3. Easement Agreement by and between Daniel Realty Company and Greystone Branch, LLC, recorded under Inst. No 2002-22977, in the Office of the Judge of Probate of Jefferson County, Alabama.
4. Restrictions appearing of record in real Volume 317, Page 260 and Inst. No. 2003-71152 and Instrument No. 20050221000082710, all in the Office of the Judge of Probate of Jefferson County, Alabama.

\$383,900.00 OF THE CONSIDERATION AS WAS PAID FROM THE PROCEEDS OF A MORTGAGE LOAN.

TO HAVE AND TO HOLD unto the Grantee, his/her heirs, executors, administrators and assigns forever.

The Grantor does for itself, its successors and assigns, covenant with the Grantee, his/her heirs, executors, administrators 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 Grantee, their heirs, executors, administrators and assigns forever against the lawful claims of all persons.

IN WITNESS WHEREOF, Grantor, The Wanda K Brice Revocable Living Trust dated December 18, 2003, now known as the Restatement of the Wanda K. Brice Revocable Living Trust by Wanda K. Brice its Trustee, who is authorized to execute this conveyance, has hereunto set its signature and seal on this the 29th day of March, 2019.


The Wanda K Brice Revocable Living Trust
Now known as The Restatement of the Wanda
K. Brice Revocable Living Trust

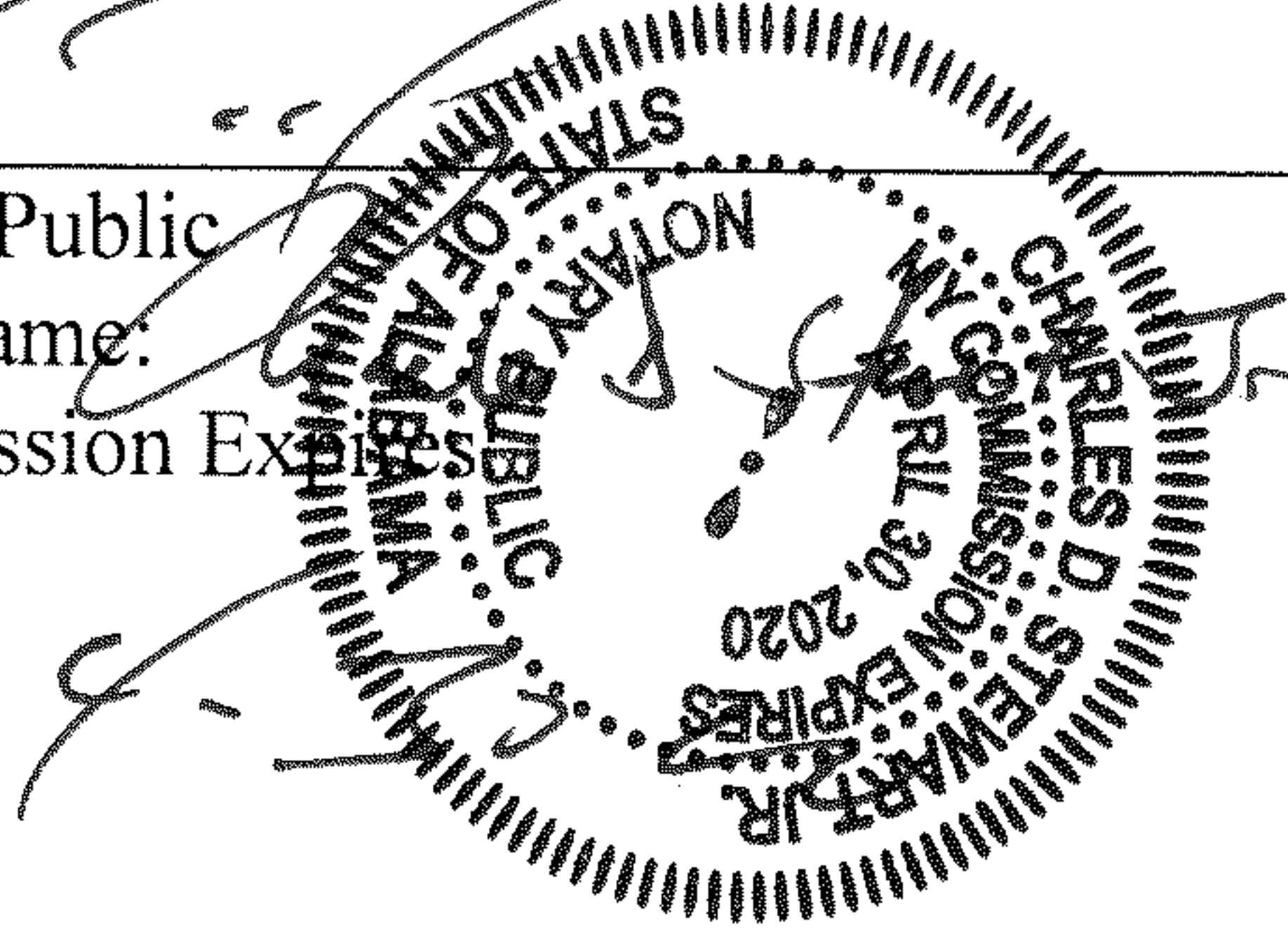

Wanda K. Brice, Trustee

STATE OF ALABAMA
COUNTY OF SHELBY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Wanda K. Brice, whose name as Trustee of The Wanda K. Brice Revocable Living Trust, dated December 18, 2003, now known as The Restatement of the Wanda D. Brice Revocable Living Trust Dated August 27, 2008, 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, in her capacity as said Trustee of The Wanda K. Brice Revocable Living Trust, dated December 18, 2003, now known as The Restatement of the Wanda D. Brice Revocable Living Trust Dated August 27, 2008, and with full authority, executed the same voluntarily for and as the act of said Trust.

Given under my hand and official seal this the 29th day of March, 2019.


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 01:20:58 PM
\$498.00 CHARITY
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