

Send tax notice to:
PATRICIA COLLEEN SWEENEY
6030 MILL CREEK DRIVE
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

SHELBY COUNTY

2019249T

20190507000152780
05/07/2019 10:27:07 AM
DEEDS 1/2

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of Two Hundred Fifty-Three Thousand Eight Hundred Twenty-Five and 00/100 Dollars (\$253,825.00) **the amount which can be verified in the Sales Contract between the two parties** in hand paid to the undersigned, **MARCELLE LEWIS, a single woman,** whose mailing address is: 7055 Bradstock Court Birmingham AL 35293 (hereinafter referred to as "Grantor") by **PATRICIA COLLEEN SWEENEY** whose property address is: **6030 MILL CREEK DRIVE, BIRMINGHAM, 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 Grantee, the following described real estate situated in Shelby County, Alabama, to-wit:

Lot 94, according to the map and survey of Greystone Farms, Mill Creek Sector, Phase 1, as recorded in Map Book 22, page 25, 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. Restrictions, public utility easements, and building setback lines as shown on recorded map and survey of Greystone Farms, Mill Creek Sector, Phase 1, as recorded in Map Book 22, page 25, 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, including those recorded in Book 121, Page 294 and Book 60, Page 260.
4. Easements to Bellsouth Communications recorded in Instrument #1995-7422.
5. Amended and restated restrictive covenants including building setback lines and specific provisions for dense buffer along Hugh Daniel Drive recorded in Book 265, Page 96.
6. Shelby Cable Agreement recorded in Book 350, page 545.
7. Covenants and agreement for water service recorded in Book 235, page 574; Instrument #1992-20786 and Instrument #1993-20840.
8. Right of way from Daniel Oak Mountain Limited granted to Shelby County recorded in Instrument #1994-21963.
9. 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, and amended in Instrument #1996-0530.

10. Greystone Farms reciprocal easement agreement recorded in Instrument #1995-16400.
11. Greystone Farms Community Center Property declaration of covenants, conditions and restrictions recorded in Instrument #1995-16403.
12. Release of Damages recorded in Instrument #1997-37964.
13. Covenants, Conditions and Restrictions recorded in Instrument #1995-16401 and Amended in Instrument #1995-1432 and Instrument #1996-21440; Instrument #1997-2587, and Instrument #2002-599370.

\$203,000.00 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.

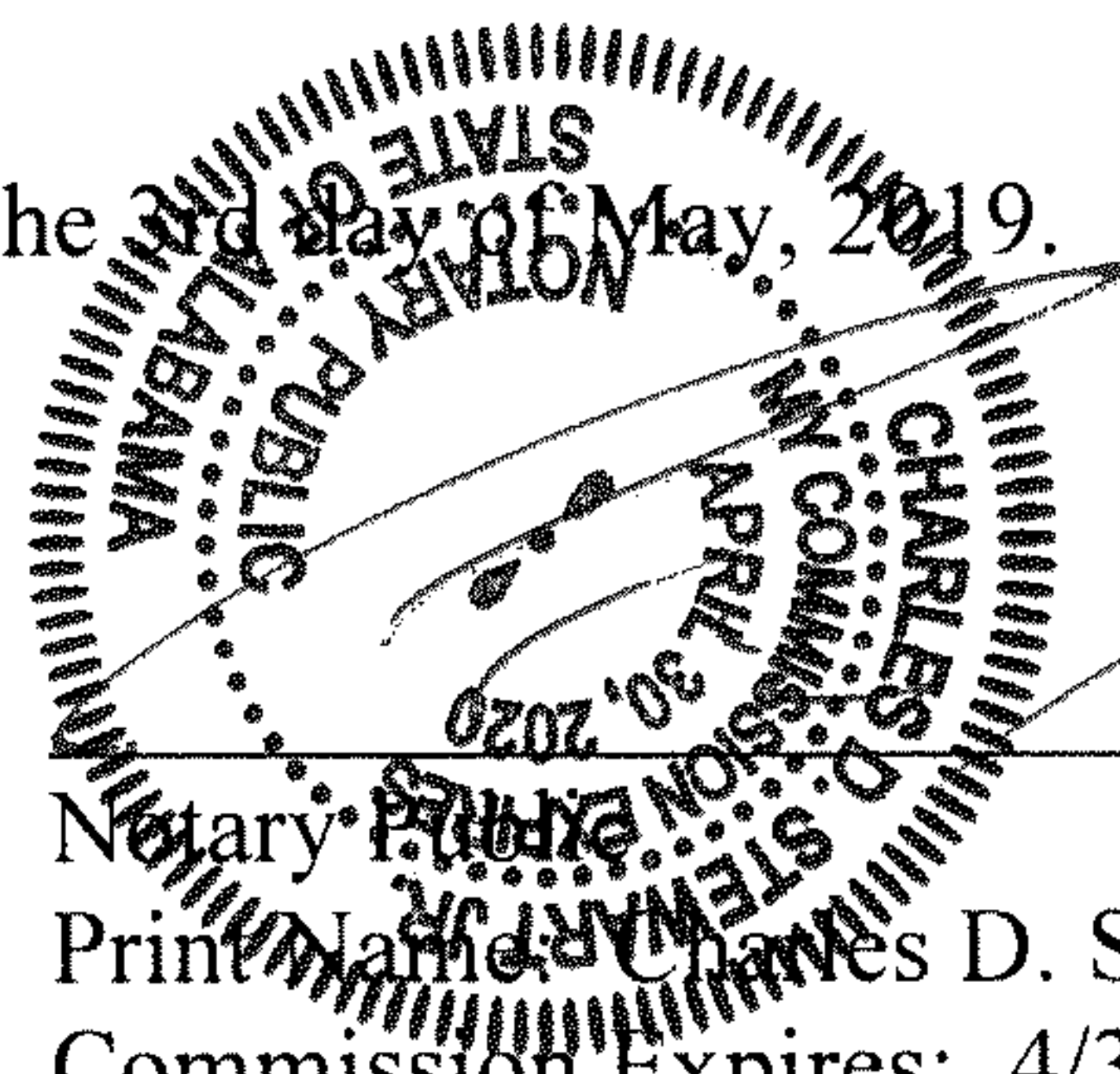
IN WITNESS WHEREOF, said Grantor, has hereunto set her hand and seal this the 3rd day of May, 2019.


MARCELLE LEWIS

STATE OF ALABAMA
COUNTY OF SHELBY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that MARCELLE LEWIS whose name(s) is/are signed to the foregoing instrument, and who is/are known to me, acknowledged before me on this day, that, being informed of the contents of the said instrument, he/she/they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this the 3rd day of May, 2019.


Notary Public
Print Name: Charles 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
05/07/2019 10:27:07 AM
\$69.00 CHERRY
20190507000152780

Allen S. Bayl