

Send tax notice to:
GEORGE H HANKS
3992 GUILFORD ROAD
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

2019252T

Shelby COUNTY

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS:

That is consideration of Two Hundred Fifty-Four Thousand Nine Hundred and 00/100 Dollars (\$254,900.00) **the amount which can be verified in the Sales Contract between the two parties** in hand paid to the undersigned, MY PLACE RENTALS, LLC, A LIMITED LIABILITY COMPANY **whose mailing address is:**

1222 Edenton St Birmingham AL 35242

(hereinafter referred to as "Grantor") by GEORGE H HANKS and VALERIE R HANKS **whose property address is:** 3992 GUILFORD ROAD, HOOVER, 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 25, according to the map and survey of 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.

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. Restrictions, public utility easements, and building setback lines as shown on recorded map and survey of Greystone Farms Guilford Place, Phase 3, recorded in Map Book 24, page 27, 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. Non-Exclusive Easement to use private roadways, Common Areas and Hugh Daniel Drive recorded in Instrument #1995-16401.
5. Sanitary Sewer Easement recorded in Instrument #1995-4395.
6. Easements to Bellsouth Communications recorded in Instrument #1995-7422.
7. Greystone Farms Reciprocal Easement Agreement recorded in Instrument #1995-16400. Development Agreement recorded in Instrument #1994-22318, and amended in Instrument #1996-0530.
8. Covenants, Conditions and Restrictions recorded in Instrument #1995-16403; Instrument #1995-16401 and Amended in Instrument #1995-1432 and Instrument #1996-21440; Book 265, Page 96; Instrument #1997-2587, Instrument #1998-10062, and Instrument #1998-30335.
9. Covenants and Agreement for water service recorded in Book 235, page 574, modified in Instrument #1992-20786 and Instrument #1993-20840.
10. Right of Way to Shelby County recorded in Instrument #1994-21963.
11. Agreement with Shelby Cable recorded in Book 350, Page 545.
12. Rights of others to the use of Hugh Daniel Drive recorded in Book 301, Page 799.
13. Release of Damages recorded in Instrument #1999-05260.

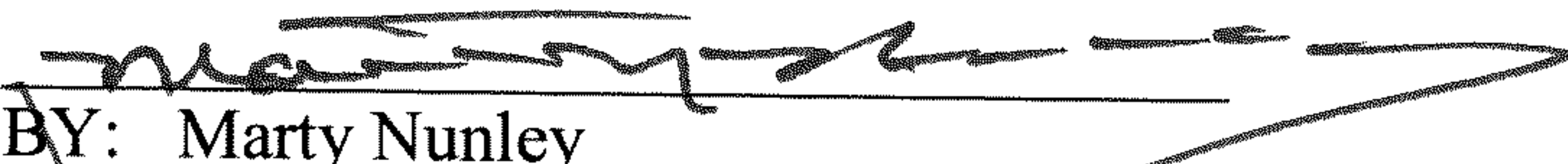
14. Articles of Incorporation of Greystone Farm Guilford Place Homeowners' Association, Inc., recorded in Instrument #20060503000208220.
15. Easement recorded in Instrument #20150617000202960.
16. All outstanding rights of redemption in favor of all persons entitled to redeem the property from that certain mortgage foreclosure sale evidenced by mortgage foreclosure deed dated 02/05/2019 and recorded on 02/13/2019 in Instrument 20190213000046590 in the of the Probate Records of Shelby County, Alabama, under and in accordance with the laws of the State of Alabama or the United States of America.

\$203,920.00 OF THE CONSIDERATION AS WAS PAID FROM THE PROCEEDS OF A MORTGAGE LOAN.

TO HAVE AND TO HOLD unto the said Grantee(s) as joint tenants, with right of survivorship, their heirs and assigns, forever; it being the intention of the parties to this conveyance, that (unless the joint tenancy hereby created is severed or terminated during the joint lives of the grantees herein) in the event one grantee herein survives the other, the entire interest in fee simple shall pass to the surviving grantee, and if one does not survive the other, then the heirs and assigns of the grantees herein shall take as tenants in common.

IN WITNESS WHEREOF, the said Grantor, MY PLACE RENTALS, LLC, by Marty Nunley, its Member, who is authorized to execute this conveyance, has hereunto set its signature and seal on this the 6th day of May, 2019.

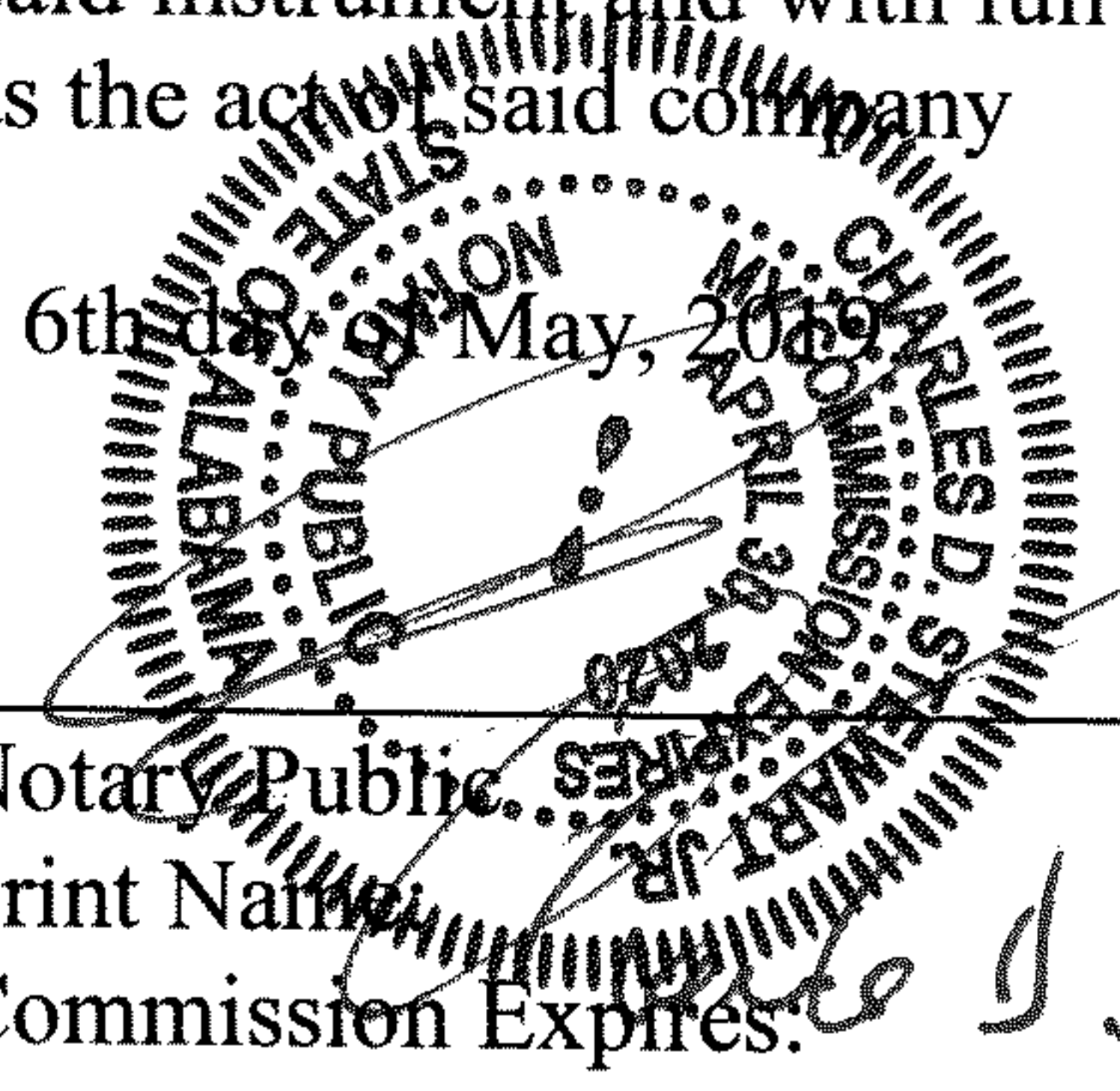

MY PLACE RENTALS, LLC


BY: Marty Nunley
ITS: Member

STATE OF ALABAMA
COUNTY OF SHELBY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Mark Nunley, whose name as Member of MY PLACE RENTALS, LLC, is signed to the foregoing instrument, and who known to me, acknowledged before me on this day, that, being informed of the contents of the said instrument and with full authority, he executed the same voluntarily for and as the act of said company

Given under my hand and official seal this the 6th day of May, 2019.


Notary Public
Print Name: Charles D. Stewart Jr.
Commission Expires: April 30, 2020

7-30-20



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
05/09/2019 12:51:50 PM
\$69.00 CHERRY
20190509000157410

