

Send tax notice to:
Konstantinos Theodorou and Elizabeth Ann Theodorou
4548 Guilford Cir.
Birmingham, AL 35242
BHM1900378

This instrument prepared by:
S. Kent Stewart
Stewart & Associates, P.C.
3595 Grandview Pkwy, #280
Birmingham, Alabama 35243

State of Alabama
County of Shelby

20190514000161940
05/14/2019 08:34:30 AM
DEEDS 1/2

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS: That in consideration of **Two Hundred Fifteen Thousand and 00/100 Dollars (\$215,000.00)** the amount which can be verified in the Sales Contract between the two parties in hand paid to the undersigned **Perry D. Granberry, a married man**, whose mailing address is 1008 Sandhurst Cir., Birmingham, AL 35242 (hereinafter referred to as "Grantors"), by **Konstantinos Theodorou and Elizabeth Ann Theodorou, husband and wife** (hereinafter referred to as "Grantees"), the receipt and sufficiency of which are hereby acknowledged, Grantors do, 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 116, according to the Final Plat of Greystone Farms, Guilford Place, Phase I, as recorded in Map Book 20, Page 105, in the Probate Office of Shelby County, Alabama.

Together with the nonexclusive easement to use the private roadways, common areas and Hugh Daniel Drive, all as more particularly described in the Greystone Farms Declaration of covenants, conditions and restrictions recorded in Instrument #1995-16401, in the Probate Office of Shelby County, Alabama, and all amendments thereto.

SUBJECT TO:

ADVALOREM TAXES DUE OCTOBER 01, 2019 AND THEREAFTER.

BUILDING AND SETBACK LINES, RESTRICTIONS, COVENANTS AND CONDITIONS OF RECORD.

MINING AND MINERAL RIGHTS EXCEPTED.

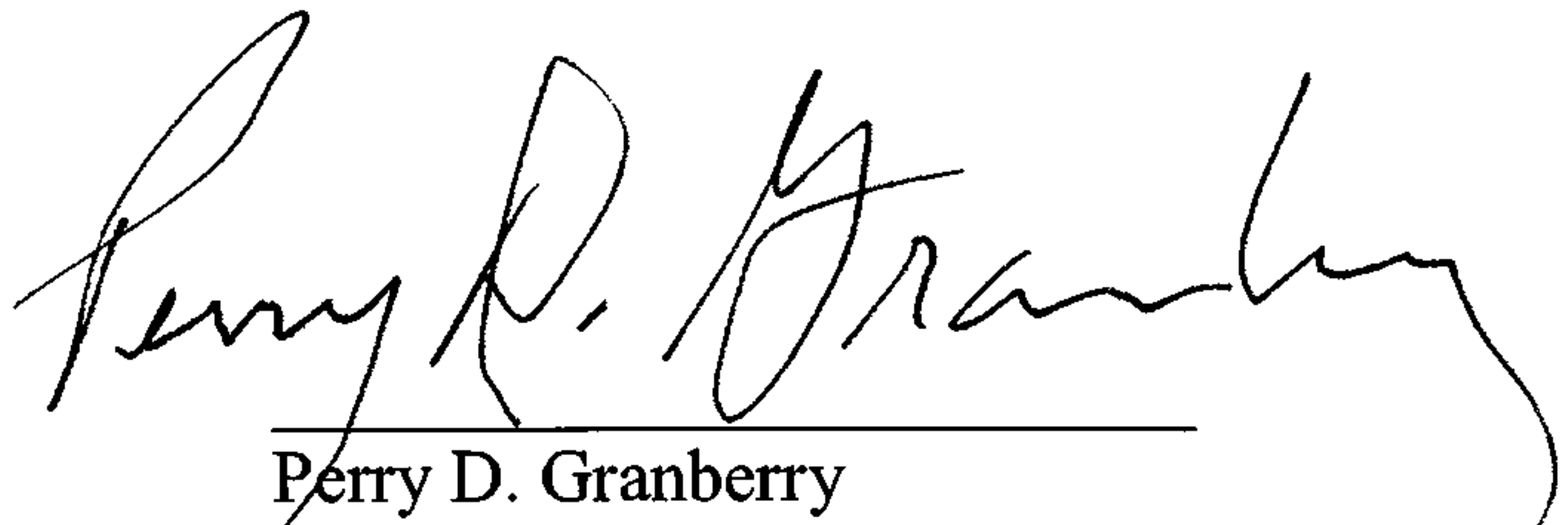
This property does not constitute the homestead of the grantor nor their spouse as defined in §6-10-3, Code of Alabama (1975).

\$208,550.00 OF THE CONSIDERATION AS WAS PAID FROM THE PROCEEDS OF A MORTGAGE LOAN.

TO HAVE AND TO HOLD to Grantees, as joint tenants, with right of survivorship, their heirs, executors, administrators and assigns forever.

The Grantors do for themselves, their heirs and assigns, covenant with Grantees, their heirs, executors, administrators and assigns, that they are lawfully seized in fee simple of said premises; that they are free from all encumbrances except as noted above; that they have a good right to sell and convey the same as aforesaid; and that they will, and their heirs, executors, administrators shall warrant and defend the same to the said Grantees, their heirs and assigns forever, against the lawful claims of all persons.

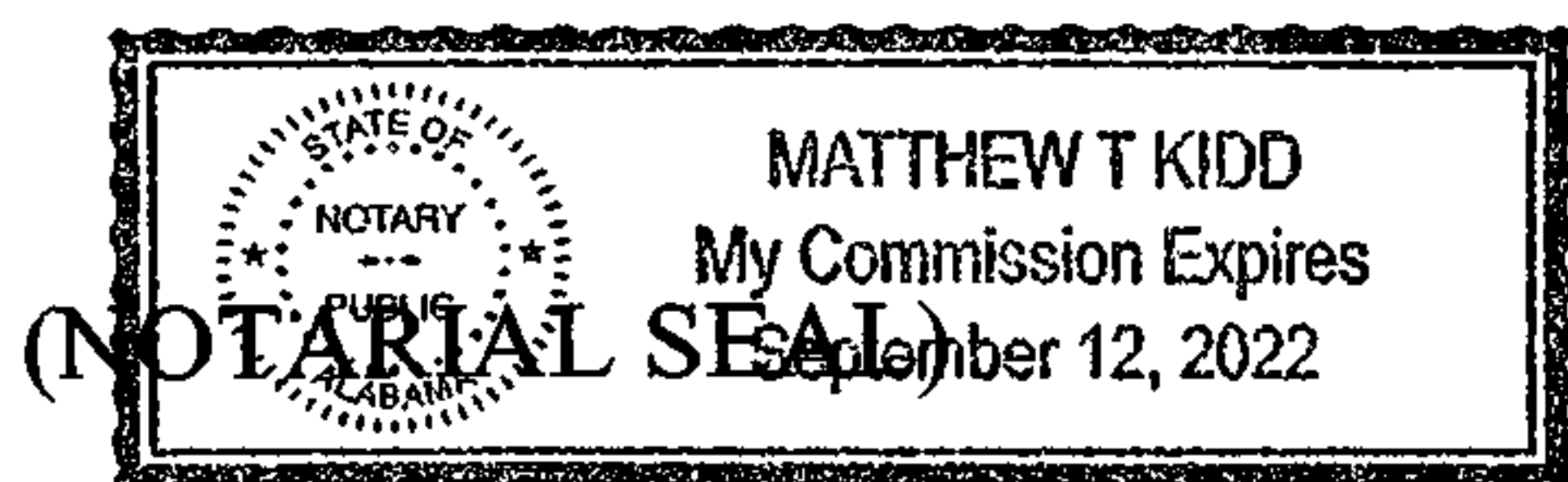
IN WITNESS WHEREOF, Grantor Perry D. Granberry has hereunto set his signature and seal on May 10, 2019.

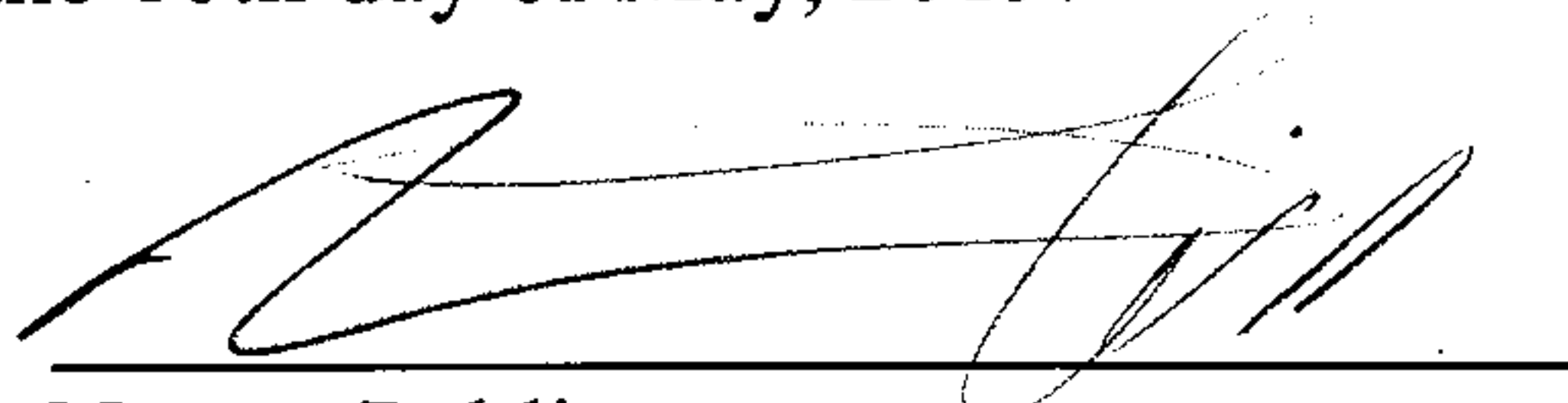

Perry D. Granberry

STATE OF ALABAMA
COUNTY OF JEFFERSON

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Perry D. Granberry, 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 10th day of May, 2019.




Notary Public
Print Name: Matthew T Kidd
Commission Expires: 9-12-22



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
05/14/2019 08:34:30 AM
\$24.50 CHERRY
20190514000161940

Allen S. Bezel