

Send tax notice to:
DENNIS G DUBOSE
5378 GREYSTONE WAY
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

2019352

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of Six Hundred Ninety-Five Thousand and 00/100 Dollars (\$695,000.00) **the amount which can be verified in the Sales Contract between the two parties** in hand paid to the undersigned, **ELI ANDING and KATIE ANDING, husband and wife**, whose mailing address is: 6394 Chartwell Court, Brentwood, TN 37027 (hereinafter referred to as "Grantors") by **DENNIS G DUBOSE and SUSAN F DUBOSE** whose property address is: 5378 Greystone Way, 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 55, according to the Map of Greystone, 6th Sector, as recorded in Map Book 17, Page 54 A, B & C, in the Probate Office of Shelby County, Alabama; being situated in Shelby County, Alabama.

Together with the non-exclusive easement to use the private roadways, common areas and Hugh Daniel Drive, all as more particularly described in the Greystone Residential Declaration of Covenants, Conditions and Restrictions dated November 6, 1990 and recorded in Real 317, page 260, in the Probate Office of Shelby County, Alabama and all amendments thereto.

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. Reciprocal Easement Agreement as recorded in Book 312, Page 274, amended in Book 317, Page 253, and amended in Instrument #1993-3124, in the Probate Office of Shelby County, Alabama.
3. Covenants and agreements for Water Service as set out in Book 235, Page 574, and amended in Instrument #1993-20840 and Instrument #1992-20786, in the Probate Office of Shelby County, Alabama.
4. Terms, agreements and right of way to Alabama Power Company as recorded in Instrument #1994-01193, in the Probate Office of Shelby County, Alabama.
5. Notice to the insured is hereby given that the recorded subdivision map as recorded in Map Book 17, Page 54 A, B and C, contains on the face of same a statement pertaining to natural lime sink holes.
6. Greystone Residential Declaration of Covenants, Conditions and Restrictions, as set out in instrument recorded in Real Volume 265, Page 96; Real Volume 316, Page 239; Real 317, Page 260, amended by Affidavit as recorded in Real 319 Page 235 and First Amendment to Greystone Residential Declaration of

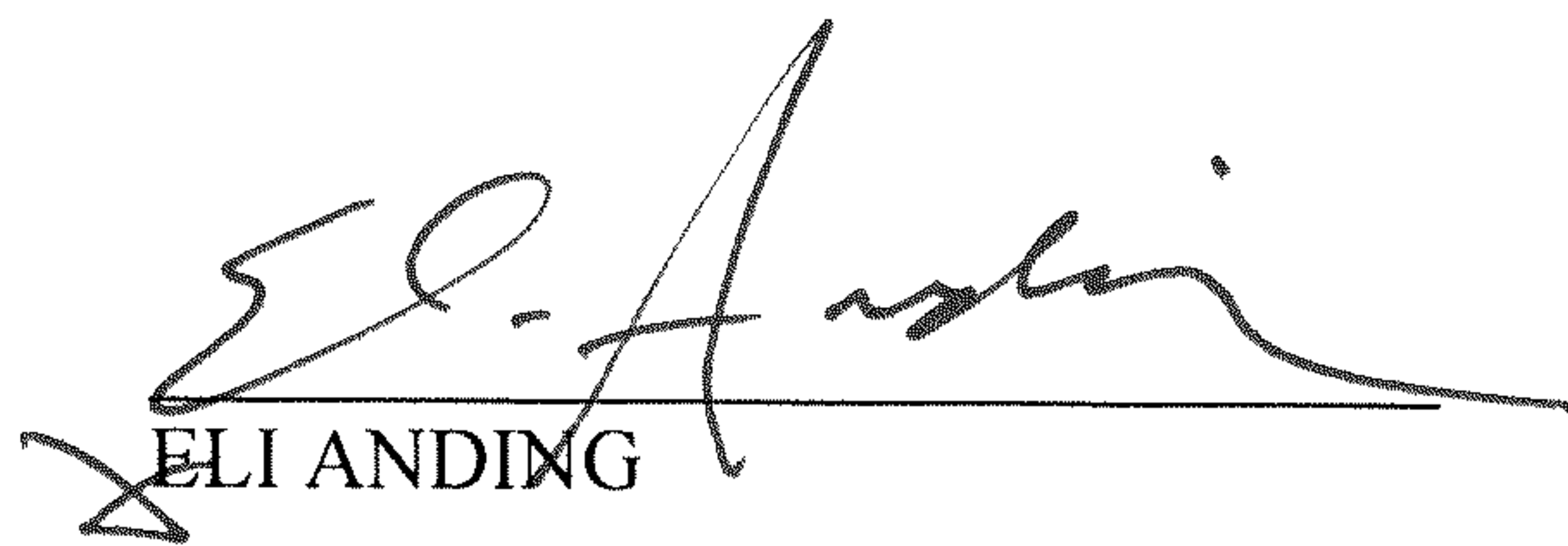
Covenants, Conditions and Restrictions as recorded in Real 346, Page 942; Second Amendment to Restrictions as recorded in Real 378, Page 904; Third Amendment to Restrictions recorded in Real 397, Page 958; Fourth Amendment to Restrictions recorded as Instrument # 1992-17890; Fifth Amendment to Restrictions as Instrument # 1993-3123; Sixth Amendment to Restrictions as Instrument # 1993-10163; Seventh Amendment to Restrictions as Instrument # 1993-16982; Eighth Amendment to Restrictions as Instrument # 1993-20968; Ninth Amendment to Restrictions as Instrument # 1993-32840; Tenth Amendment to Restrictions as Instrument # 1994-23329; Eleventh Amendment to Restrictions as Instrument # 1995-8111; Twelfth Amendment to Restrictions as Instrument # 1995-24267; Thirteenth Amendment recorded as Instrument # 1995-35231 and by Map Book 17, Page 54 A, B & C in Probate Office.

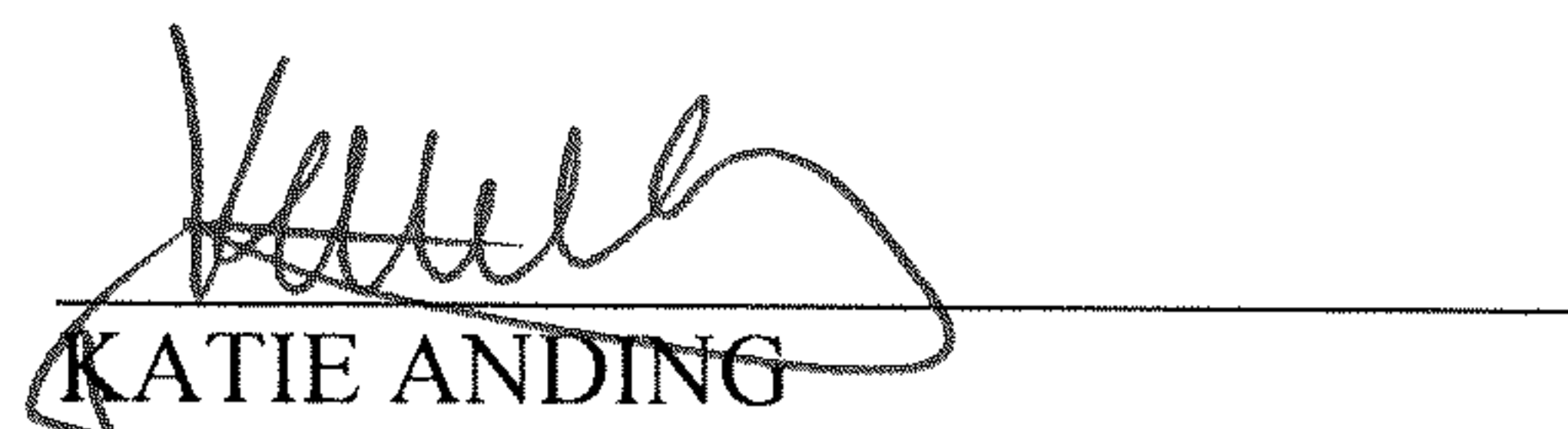
7. Restrictions and release of damages as recorded in Instrument 41995-14426, in the Probate Office of Shelby County, Alabama.
8. Title to all minerals within and underlying the premises, together with all mining rights and other rights, privileges and immunities relating thereto, together with any release of liability for injury or damage to persons or property as a result of the exercise of such rights as recorded in Deed Book 121, Page 294; Deed Book 60, Page 260; Deed Book 4, Page 497 and Deed Book 51, Page 544, in the Probate Office of Shelby County, Alabama.
9. Right of Way granted to Alabama Power Company by instrument(s) recorded in Deed Book 305, Page 637, in the Probate Office of Shelby County, Alabama.
10. Rights to use of Hugh Daniel Drive as recorded in Deed Book 301, Page 799, in the Probate Office of Shelby County, Alabama.
11. Agreement to Shelby Cable, Inc. as recorded in Real Volume 350, Page 545, in the Probate Office of Shelby County, Alabama.
12. Easements and building line as shown on recorded map.
13. Order on Motion to Transfer Liens as recorded in Instrument #20060414000175370, in the Probate Office of Shelby County, Alabama.

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 his/her hand and seal this the 24th day of June, 2019.


ELI ANDING


KATIE ANDING

STATE OF ALABAMA
COUNTY OF SHELBY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that ELI ANDING and KATIE ANDING 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 24th day of June, 2019.

Notary Public
Print Name: CHARLES D. STEWART, JR.
Commission Expires APRIL 3, 2020
Stewart Jr
20



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
06/26/2019 01:52:26 PM
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Allen S. Bayl