

Send tax notice to:
JOSHUA S MEYER
3013 SHANDWICK COURT
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

2019454

SHELBY COUNTY

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of Five Hundred Thirty-Five Thousand and 00/100 Dollars (\$535,000.00) **the amount which can be verified in the Sales Contract between the two parties** in hand paid to the undersigned, **WILLIAM H WINKS and PATSY M WINKS, husband and wife,** whose mailing address is: 2252 Black Creek Crossing Hoover AL 35244 (hereinafter referred to as "Grantors") by **JOSHUA S MEYER and JENNIFER A MEYER** whose property address is: **3013 SHANDWICK COURT, 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 17, according to the Survey of Greystone, 1st Sector, Phase IV, as recorded in Map Book 15, Page 107, 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 11/6/90 and recorded in Real Volume 317, Page 260 and First Amendment to Greystone Residential Declaration of Covenants and Conditions and Restrictions recorded in Real 346, Page 942 in said Probate Office.

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. Covenants, restrictions, easements, rights of way and building set back lines as shown on the Survey of Greystone, 1st Sector, Phase IV, as recorded in Map Book 15, page 107, in the Probate Office of Shelby County, Alabama.
3. Covenants releasing predecessor in title from any liability arising from sinkholes, limestone formations, soil conditions or any other known or unknown surface or subsurface conditions that may now or hereafter exist or occur or cause damage to subject property, as shown by instruments recorded in Map Book 15 at page 107 in Probate Office.
4. Subject to covenants, conditions and restrictions as set forth in the document recorded in Book 317 at page 260; Book 319 at page 235; Book 346 page 942; Inst. #1992-08853; Book 12 pages 845 and 851; Real 346 at page 942; Book 15 pages 840 and 844 and Real 265 page 96, in the Probate Office of Shelby County, Alabama.

5. Release of damages as recorded in Inst. #1992.08853 and Inst. #1992-6389, as recorded in the Probate Office of Shelby County, Alabama.
6. Easement to Alabama Power Co. as recorded in Real 364 at page 396, in the Probate Office of Shelby County, Alabama.
7. Right of way to Thompson Realty Co. as recorded in Real 294 at page 786 and Real 301 at page 799, in the Office of the Judge of Probate of Shelby County, Alabama.
8. Easement to South Central Bell as recorded in Real 306 at page 240, in the Probate Office of Shelby County, Alabama.
9. Covenant and agreement for water service in Real 235 at page 574.
10. Agreement with Shelby Cable in Real 350 at page 545.
11. Reciprocal easement agreement recorded in Book 312 at page 274 and Book 317 at page 253.
12. Notice regarding availability of sanitary sewer service in favor of SWWC Utilities, Inc. as recorded in Instrument #20131204000469370.

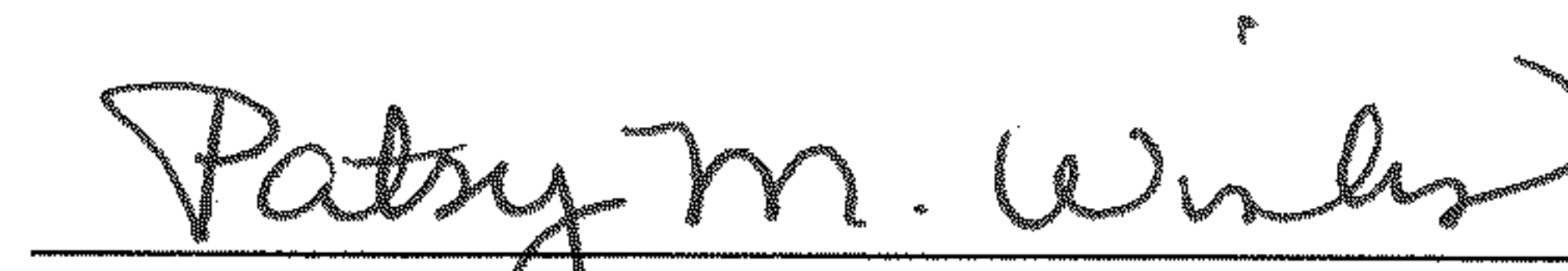
\$535,000.00 OF THE CONSIDERATION AS WAS PAID FROM THE PROCEEDS OF A MORTGAGE LOAN.

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 his/her hand and seal this the 29th day of July, 2019.

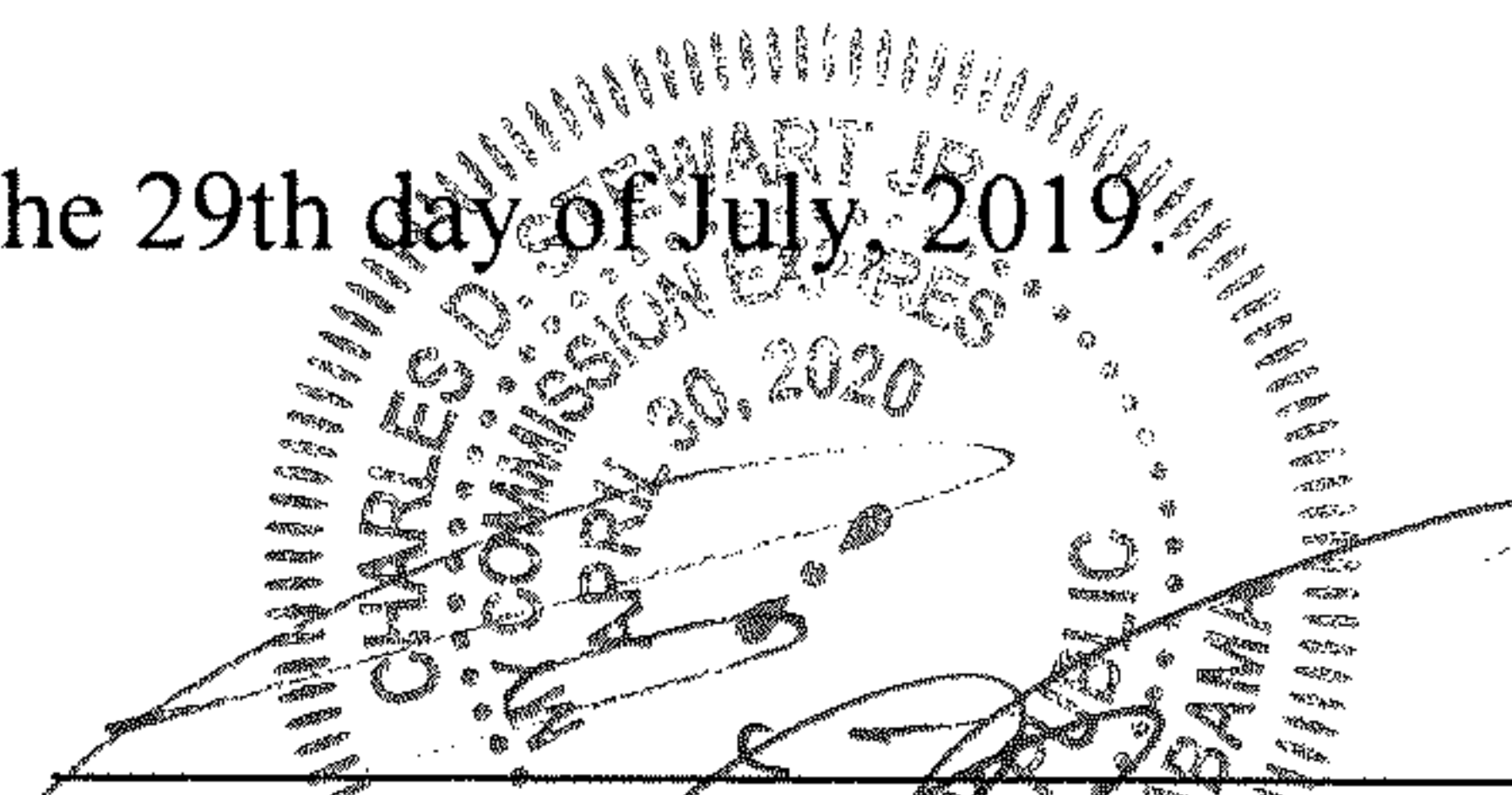
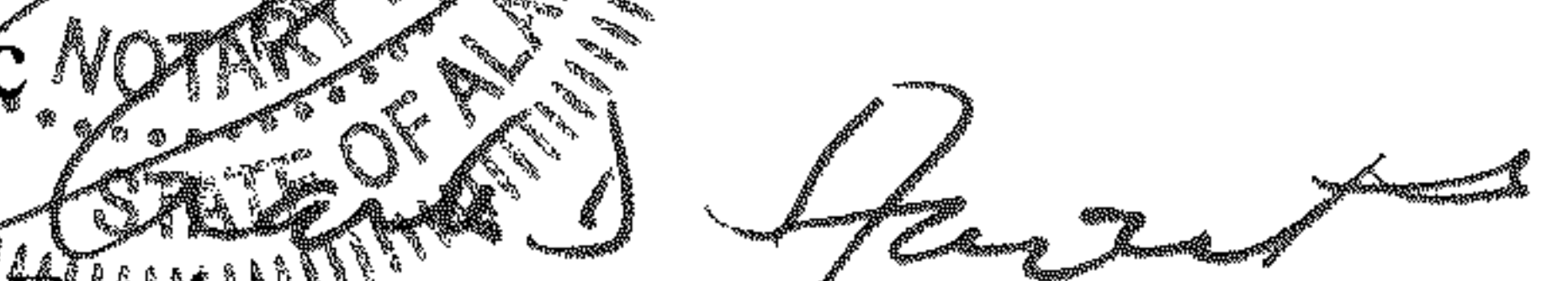


WILLIAM H WINKS


PATSY M WINKS

STATE OF ALABAMA
COUNTY OF SHELBY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that WILLIAM H WINKS and PATSY M WINKS 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 29th day of July, 2019.


Notary Public
Print Name: 
Commission Expires: 



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
08/01/2019 01:32:00 PM
\$19.00 CHARITY
20190801000276980

