

Send tax notice to:
BRIAN JAMES
1253 LEGACY 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

2019559

WARRANTY DEED

20190823000310230
08/23/2019 10:28:56 AM
DEEDS 1/2

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of Seven Hundred Five Thousand and 00/100 Dollars (\$705,000.00) **the amount which can be verified in the Sales Contract between the two parties** in hand paid to the undersigned, **BARBARA IRVIN, A SINGLE INDIVIDUAL** whose mailing address is: 1042 Hermitage Circle Birmingham AL 35242 (hereinafter referred to as "Grantors") by **BRIAN JAMES and ANN MARIE JAMES** whose property address is: **1253 LEGACY DRIVE, BIRMINGHAM, 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 210, according to the Survey of Greystone Legacy, 2nd Sector, as recorded in Map Book 27, Page 66, 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. The recorded subdivision map(s), as recorded in Map Book 27, Page 66, contains on the face of same a statement pertaining to natural lime sinks.
3. Easements, restrictions, reservations, covenants, liens, assessments, agreements and all other terms and provisions of the Greystone Legacy Declaration of Covenants, Conditions and Restrictions recorded in Instrument No. 1999-50995 and amended by the following instruments: Instrument No. 2000-04911; Instrument No. 2000-34390; Instrument No. 2000-40197; Instrument No. 2001-16407; Instrument No. 2001-48193; Instrument No. 20020823000401390; Instrument No. 20021003000479580; Instrument No. 20030220000107790; Instrument No. 20030424000253400; Instrument No. 20030507000283000; Instrument No. 20031023000711510; Instrument No. 20031105000735500; Instrument No. 20040129000047160; Instrument No. 20040521000271310 and re-recorded in Jefferson County Instrument No. 200407-4395; Instrument No. 20040927000532560; Instrument No. 20061013000509240 and Instrument No. 20070810000376920.
4. Articles of Incorporation of Greystone Legacy Homeowner's Association, Inc. recorded as Instrument No. 1999-50982 in Probate Office.
5. Restrictions, limitations, conditions and release of liability as set out in Map Book 27, Page 66.
6. Declaration of watershed protective covenants in Instrument #2000-17644 (Shelby County) Instrument #200004/5078 and Instrument #200006/6078, Jefferson County, Alabama, along with assignment and assumption agreement in Instrument #200007/3733 in Probate Office.
7. Title to all oil, gas and minerals within and underlying the premises, together with all oil and 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 243, Page 828 and Real 261, Page 493, in the Probate Office of Shelby County, Alabama.
8. Covenants and Agreements for Water Service dated April 24, 1989, between Dantract, Inc. and Daniel Realty Corporation and Shelby County, as recorded in Real 235, Page 574, along with Amendment recorded as Instrument No. 1992-20786 and 2nd Amendment recorded as Instrument No. 1993-20840 in the Probate Office, as shown on the survey of K. B. Weygand & Associates, P.C. dated December 17, 1998, last revised February 3, 1999.

9. Easements, conditions, restrictions, building lines and release of damages as set out in Instrument #2000-38182.
10. Reciprocal Easement Agreement as set out in Instrument #2001-38396 and Instrument #2001-02196.
11. Easement Agreement as set out in Instrument #2000-09746.
12. Access easement agreement as set out in Instrument #1999-12253.
13. Easement agreement as set out in Instrument #1999-12254.
14. Access easement agreement and Right of First Refusal Agreement in Instrument #1999-7167.
15. Right of Way granted to Alabama Power Company by instrument(s) recorded in Book 133, Page 551; Deed Book 246, Page 848 and 849; Book 142, Page 188 and Deed Book 351, Page 1.
16. Declaration of use restrictions in Instrument #1999-12252.
17. Right of Way granted to South Central Bell Telephone Company by instrument(s) recorded in Book 21, Page 312.

\$0.00 OF THE CONSIDERATION AS WAS PAID FROM THE PROCEEDS OF A MORTGAGE LOAN.

Barbara Irvin is the surviving grantee of that certain deed recorded in Instrument #20030408000212510, in the Office of the Judge of Probate of Shelby County, Alabama; the other grantee Emanuel Irvin having died on or about the 30th day of October, 2018. Barbara Irvin and Emanuel Irving were married at the time of his death.

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.

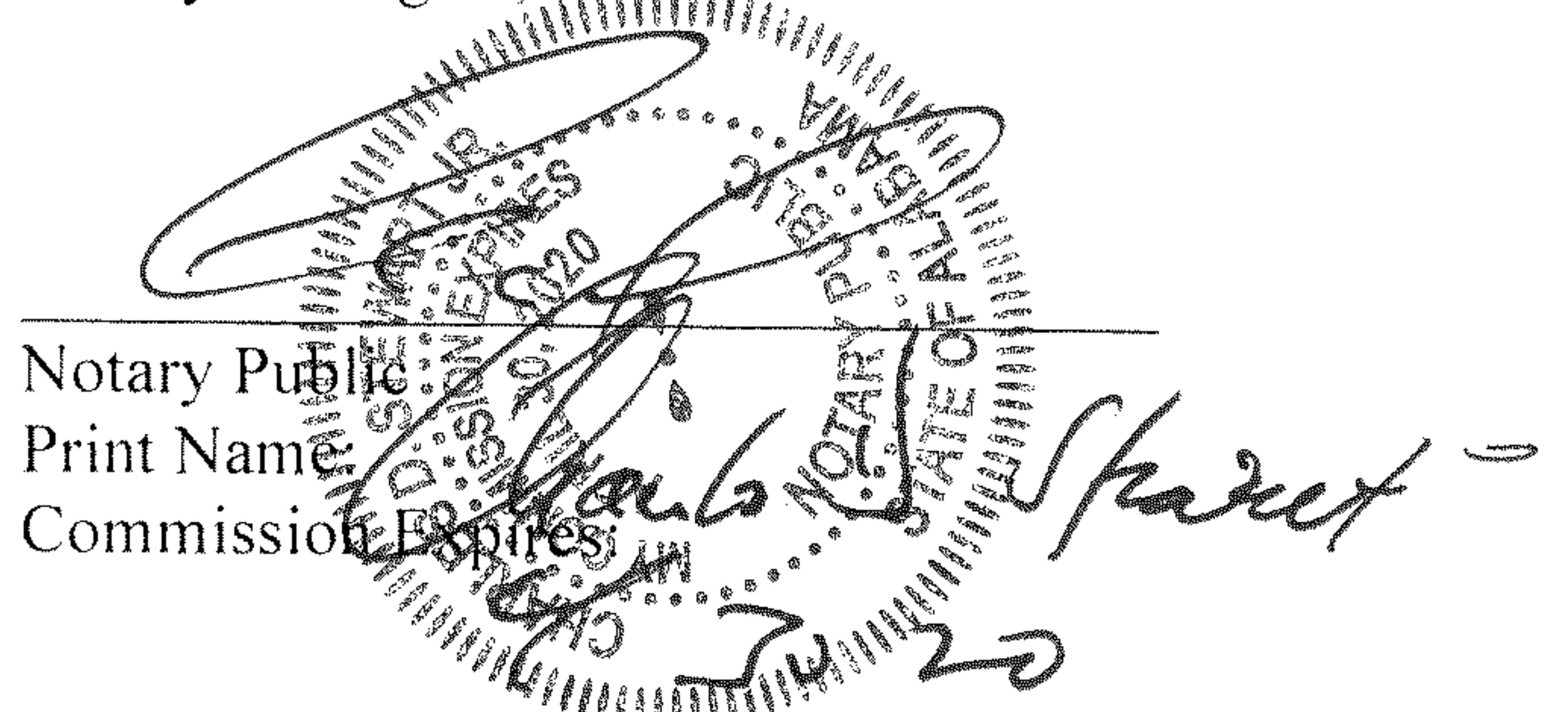
IN WITNESS WHEREOF, said Grantor, has hereunto set his/her hand and seal this the 22nd day of August, 2019.

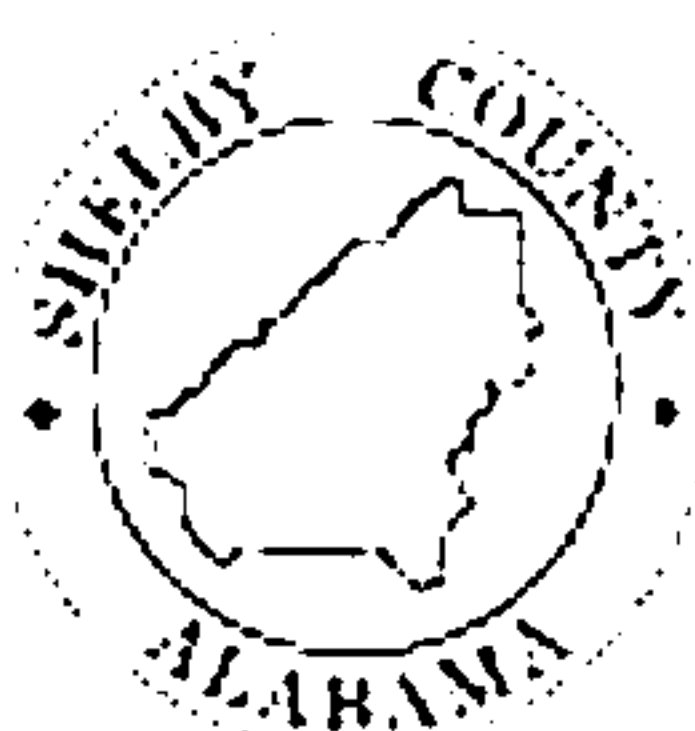

BARBARA IRVIN

STATE OF ALABAMA
COUNTY OF SHELBY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that BARBARA IRVIN 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 22nd day of August, 2019


Notary Public
Print Name: *Shirley S. Cherry*
Commission Expires: *3/20/20*



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
08/23/2019 10:28:56 AM
\$723.00 CHERRY
20190823000310230

Allen S. Bayl