

Send tax notice to:
JASON GOODMAN
7009 BRADSTOCK 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
Shelby COUNTY

2019573

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of Four Hundred Five Thousand and 00/100 Dollars (\$405,000.00) **the amount which can be verified in the Sales Contract between the two parties** in hand paid to the undersigned, **KATHERINE M NEWSOME, A SINGLE INDIVIDUAL** whose mailing address is: 235 University Circle Hoover AL 35242 (hereinafter referred to as "Grantors") by **JASON GOODMAN and KRISTI L GOODMAN** whose property address is: **7009 BRADSTOCK 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 37, according to the survey of Greystone, 7th Sector, Phase 1, as recorded in Map Book 18, page 120 A, B, & C, in the Probate Office of 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. Building Setback line of 35 feet from the front, 35 feet from the rear, and 10 feet on the sides, as shown per plat.
3. Utility easements as shown by recorded plat, including, 7.5 feet on the northwesterly side.
4. Restrictions, limitations and conditions as set out in Plat Book 18, page 120, in the Probate Office of Shelby County, Alabama.
5. Title to all minerals within and underlying the premises, together with all mining rights and other rights, privileges and immunities relating thereto, including rights set out in Deed Book 60, page 360 and Deed Book 51, page 544, in Probate Office.
6. Amended and Restated Restricted Covenants as set out in instrument recorded in Real 265, page 96, in Probate Office.
7. Rights of others to use of Hugh Daniel Drive and Greystone Drive, as described in instrument recorded in Deed Book 301, page 799, in Probate Office.
8. Covenant and Agreement for Water Services, as set out in instrument recorded in Real 235, page 574 and amended by agreement recorded as Inst. No. 1993-20840 and Inst. No. 1993-20786, in Probate Office.
9. Reciprocal Easement Agreement pertaining to access and roadway easements as set out in Real 312, page 374 and 1st amended by Real 317, page 253 and 2nd amended as Inst. No. 1993-3126, in Probate Office.
10. Greystone Residential Declaration of Covenants, Conditions, and Restrictions, as set out in instrument recorded in Real 317, page 260, Amended by Affidavit recorded in Real 319, page 235 and by First Amendment to Restrictions, as recorded in Real 346, page 942; Second Amendment recorded in Real 378, page 904; Third Amendment recorded in Real 397, page 958; Fourth Amendment recorded as Inst. No. 1992-7890; Fifth Amendment recorded as Inst. No. 1993-3123; Sixth Amendment recorded as Inst. No. 1993-10163; Seventh Amendment recorded as Inst. No. 1993-16982; Eighth Amendment recorded as Inst. NO. 1993-20968; Ninth

Amendment recorded as Inst. No. 1993-32840; and Tenth Amendment recorded as Inst. No. 1994-28329, in Probate Office.

11. Agreement between Daniel Oak Mountain Limited Partnership and Shelby Cable, Inc., recorded in Real 350, page 545, in Probate Office.
12. Release of damages, restrictions, modifications, covenants, conditions, rights, privileges, immunities, and limitations, as applicable, as set out in, and as referenced in deed(s) recorded as Inst. No. 1995-00188, in Probate Office.

\$384,750.00 OF THE CONSIDERATION AS WAS PAID FROM THE PROCEEDS OF A MORTGAGE LOAN.

Katherine M. Newsome is the surviving grantee of that certain deed recorded in Instrument No. 1997-26751, in the Probate Office of Shelby County, Alabama; the other grantee, Daniel A. Newsome having died on or about the 28 day of August, 2010.

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 30th day of August, 2019.

Katherine M Newsome
KATHERINE M NEWSOME

STATE OF ALABAMA
COUNTY OF SHELBY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that KATHERINE M NEWSOME 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 30th day of August, 2019.

Notary Public

Print Name: *Charles D. Stewart*

Commission Expires: *9-30-20*



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
09/04/2019 08:26:20 AM
\$45.50 CATHY
20190904000325230

Allen S. Bayl