

Send tax notice to:

Farry Dawson and Jessica Marlow
5303 Greystone Way
Birmingham, AL 35242
BHM1901387

State of Alabama
County of Shelby

This instrument prepared by:

S. Kent Stewart
Stewart & Associates, P.C.
3595 Grandview Pkwy, #280
Birmingham, Alabama 35243

20191106000411820

11/06/2019 09:31:31 AM

DEEDS 1/2

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS: That in consideration of **Four Hundred Sixty Six Thousand and 00/100 Dollars (\$466,000.00)**, the amount which can be verified in the Sales Contract between the two parties, in hand paid to the undersigned, **Andrea Faush and Erskine R. Faush Jr.**, wife and husband, whose mailing address is 1210 South Indiana Avenue # 5810 Chicago, IL 60605, (hereinafter referred to as "Grantors"), by **Farry Dawson and Jessica Marlow**, whose mailing address is 5303 Greystone Way, Birmingham, AL 35242, (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, the address of which is **5303 Greystone Way, Birmingham, AL 35242**, to-wit:

Lot 22, 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, 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.

Farry Dawson and Farry Dawson Jr. are one and the same person.

SUBJECT TO:

ADVALOREM TAXES DUE OCTOBER 01, 2020 AND THEREAFTER.

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

MINING AND MINERAL RIGHTS EXCEPTED.

\$442,700.00 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(s), **Andrea Faush and Erskine R. Faush Jr.**, have hereunto set their signature(s) and seal(s) on October 25, 2019.

Andrea Faush
Andrea Faush

Erskine R. Faush Jr.
Erskine R. Faush Jr.

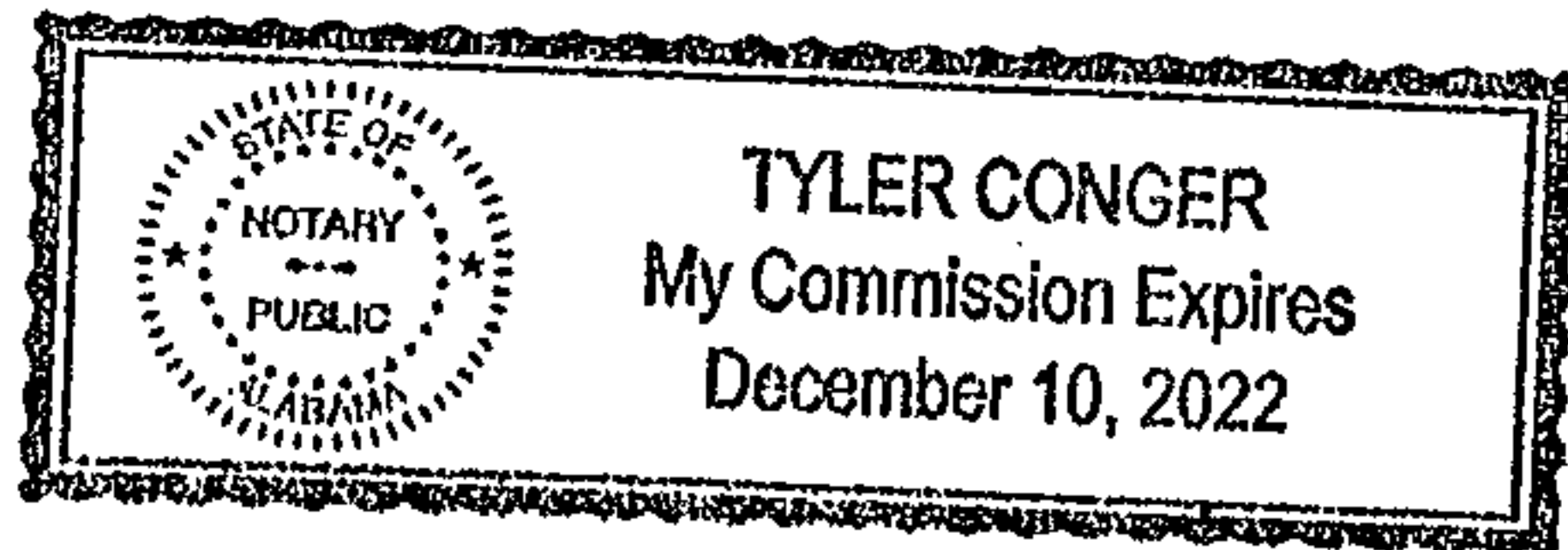
STATE OF ALABAMA
COUNTY OF JEFFERSON

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that **Andrea Faush and Erskine R. Faush Jr.**, 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 25th day of October, 2019.

Tyler M Conger
Notary Public
Print Name: TYLER M CONGER
Commission Expires: 12/10/22

(NOTARIAL SEAL)



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
11/06/2019 09:31:31 AM
\$49.50 CHARITY
20191106000411820

Allie S. Bayl