

Send tax notice to:
NEIL H KING, JR
2011 Wilmington Place
Birmingham, AL 35243

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

2020079

WARRANTY DEED

20200213000060310
02/13/2020 10:51:23 AM
DEEDS 1/2

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of Two Hundred Ninety-Nine Thousand and 00/100 Dollars (\$299,000.00) the amount which can be verified in the Sales Contract between the two parties in hand paid to the undersigned, **ROBERT GRUBB AKA ROBERT W GRUBB and SHAWN GRUBB**, HUSBAND AND WIFE, whose mailing address is: 4413 Ashington Circle, Birmingham, AL 35242 (hereinafter referred to as "Grantors") by **NEIL H KING, JR. and VIVIAN E KING** whose mailing address is: **2011 Wilmington Place, Birmingham, AL 35243** 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 8A, according to the Survey of Marino Resurvey of Lot 8 Stonegate Realty Phase One, as Recorded in Map Book 44, Page 32, in the Probate Office of Shelby County, Alabama.

SUBJECT TO:

1. Taxes for the year beginning October 1, 2019 which constitutes a lien but are not yet due and payable until October 1, 2020.
2. 30-foot storm and trail easement along front line as shown on recorded plat.
3. Agreements as recorded in Inst. No. 1993-8112 (Applies only to that part of land lying within 100 feet of the water's edge of each of the two lakes on the land)
4. Terms, conditions, reservations and restrictions contained in the agreement recorded in Inst. No. 1993-8110, in the Probate Office of Shelby County, Alabama.
5. Easement and use restrictions agreement as recorded in Inst. No. 2001-02969, in the Probate Office of Shelby County, Alabama.
6. Option agreement as recorded in Inst. No. 2001-02970, in the Probate Office of Shelby County, Alabama.
7. Restrictions, limitations and conditions as set out per recorded plat.
8. Restrictive covenants and grant of land easement for underground transmission line to Alabama Power Company as recorded in Inst. No. 2002-18715, in the Probate Office of Shelby County, Alabama.
9. Riparian and other rights created by the fact that subject property lies adjacent to lake.
10. Subject to covenants, conditions and restrictions as set forth in the document recorded in Inst. No. 2001-5954 as amended and restated in Inst. No. 2001-12016 together with Articles of Incorporation of Stonegate Farms Property Owners Association, Inc. as recorded in Instrument No. 2001-5955, in the Probate Office of Shelby County, Alabama.
11. Easement to Alabama Power Co. as recorded in Deed Book 176, Page 381; Deed Book 185 at page 475; Real 15, Page 899; Deed Book 148, Page 18; Deed Book 182 at page 326, Deed Book 184 at page 172; Deed Book 138, Page 307; Deed Book 240, Page 444; Deed Book 321, Page 269; Deed Book

331, Page 840; Deed Book 310, Page 991; Deed Book 242, Page 148 and Deed Book 180 at page 35, in the Probate Office of Shelby County, Alabama.

12. Easement to Alabama Power Company as recorded in Instrument No. 20061212000602220, in the Probate Office of Shelby County, Alabama.
13. 30 foot storm and trail easement as shown on Map Book 29, Page 4A and 48, in the Probate Office of Shelby County, Alabama.
14. Nonexclusive easement to use the Development Roads as more particularly defined and described in the covenants.

\$0.00 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 12 day of February, 2020.

Robert Grubb
ROBERT GRUBB

Shawn Grubb

STATE OF ALABAMA
COUNTY OF SHELBY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that ROBERT GRUBB and SHAWN GRUBB 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 11th day of February, 2020.

the
day of February, 2020.

Notary Public
Print Name: Maelyn S. Ybarra
Commission Expires: 12/31/2024

✓ - 162



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
02/13/2020 10:51:23 AM
\$324.00 CHERRY
20200213000060310

Allison S. Bayel