

Send tax notice to:
ROBERT DENVER, JR.
5099 ENGLISH TURN
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

2020157

SHELBY COUNTY

20200318000107560
03/18/2020 02:23:59 PM
DEEDS 1/2

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of Two Hundred Ninety Thousand and 00/100 Dollars (\$290,000.00) the amount which can be verified in the Sales Contract between the two parties in hand paid to the undersigned, **JUDITH F VAULOT, a single woman**, whose mailing address is: 917 Riverchase Pkwy W Hoover AL 35244 (hereinafter referred to as "Grantor") by **ROBERT DENVER, JR.** whose property address is: **5099 ENGLISH TURN, 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, the following described real estate situated in Shelby County, Alabama, to-wit:

Lot 22, according to the First Amended Plat of Final Record plat of Greystone Farms, English Turn Sector, Phase 1, as recorded in Map Book 19, Page 142, in the Probate Office of Shelby County, Alabama.

George A. Vaulot, one of the grantees in survivorship deed in Inst. 1999-21149, is now deceased.

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. Shelby Cable Agreement recorded in Real 350, page 545.
3. Covenants and agreement for water service as set out in agreement recorded in Real Book 235, page 574, as modified by agreement recorded in Instrument No. 1992-20786, as further modified by Agreement recorded in Instrument No. 1993-20840.
4. Right of way from Daniel Oak Mountain Limited to Shelby County recorded on July 13, 1994 as Instrument No. 1994-21963.
5. Development Agreement between Daniel Oak Mountain Limited Partnership; Greystone Residential Association, Inc; Greystone Ridge, Inc. and United States Fidelity and Guaranty Company as recorded in Instrument No. 1994-22318 and 1st Amendment recorded in Instrument No. 1996-0530.
6. Greystone Farms Reciprocal Easement Agreement as set out in Instrument No. 1995-16400.
7. Greystone Farms Community Center Property Declaration of Covenants, Conditions and Restrictions recorded in Instrument No. 1995-16403 and Inst 1996-16401.
8. Release of damages, covenants, and agreements in Instrument No. 1997-41545.
9. Restrictions, conditions and limitations in Instrument No. 2002-599370.
10. Right of parties in possession, encroachments, overlaps, overhangs, unrecorded easements, violated restrictive covenants, deficiency in quantity of ground, or

- any matters, not of record, which would be disclosed by an accurate survey and inspection of the premises.
11. Any prior reservation or conveyance, together with release of damages, of minerals of every kind and character, including, but not limited to oil, gas, sand, limestone, and gravel in, on, and under subject property.
 12. Sanitary Sewer Service agreement with SWWC Utilities Inc in Inst # 20131204000469370.
 13. Restrictions, conditions, reservations, easements as set forth by deed from Greystone Lands in Inst 1999-21149.

\$261,000.00 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.

16th IN WITNESS WHEREOF, said Grantor, has hereunto set his hand and seal this the day of March, 2020.

Judith F Vaulet By Michael E Gammell Attorney in Fact
JUDITH F VAULOT BY MICHAEL E GAMMELL, ATTORNEY IN FACT

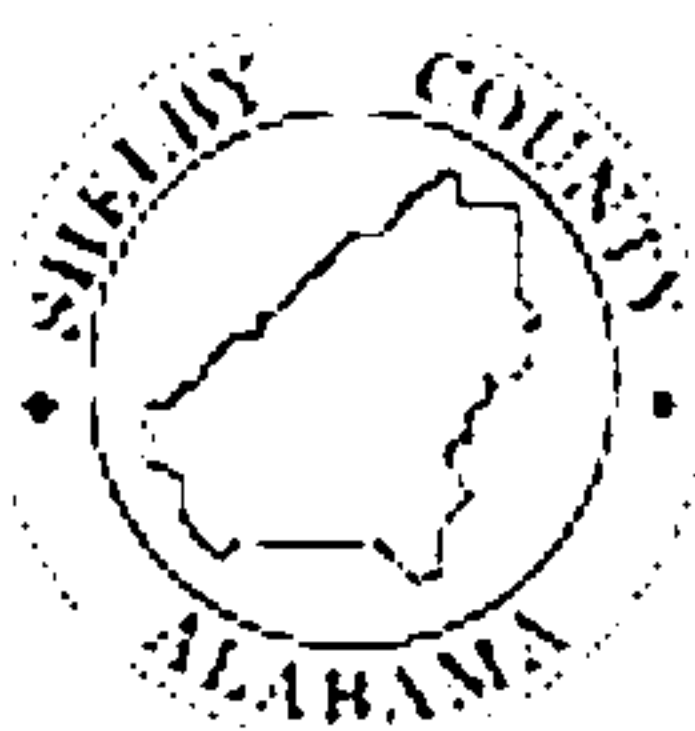
STATE OF ALABAMA

COUNTY OF SHELBY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that MICHAEL E GAMMELL, whose name as Agent and Attorney in Fact for JUDITH F VAULOT, is signed to the foregoing instrument, and who is known to me, acknowledged before me on this day, that, being informed of the contents of the said instrument, he executed the same voluntarily in his capacity as Attorney in Fact for JUDITH F VAULOT on the day the same bears date.

Given under my hand and official seal this the day of March, 2020.

Deborah G. Leonard
NOTARY PUBLIC
STATE OF ALABAMA
COMMISSION EXPIRES
MARCH 13, 2020
Notary Public
Print Name
Commission Expires:
March 13, 2020



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
03/18/2020 02:23:59 PM
\$54.00 CHERRY
20200318000107560

Allie S. Bayl