

Send tax notice to:
JOHNNIE RUTH GORY
1327 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

2020208

20200401000127280
04/01/2020 11:48:42 AM
DEEDS 1/2

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of Eight Hundred Fifty-Four Thousand and 00/100 Dollars (\$854,000.00) the amount which can be verified in the Sales Contract between the two parties in hand paid to the undersigned, **MARK S SHOEMAKER and CAMELLA C SHOEMAKER, husband and wife**, whose mailing address is: 2811 Greystone Commercial Blvd, Birmingham AL 35212 (hereinafter referred to as "Grantors") by **JOHNNIE RUTH GORY** whose property address is: **1327 LEGACY DRIVE, BIRMINGHAM, AL, 35242** hereinafter referred to as Grantee"), the receipt and sufficiency of which are hereby acknowledged, Grantor does, by these presents, grant, bargain, sell, and convey unto Grantee, the following described real estate situated in Shelby County, Alabama, to-wit:

Lot 525, according to the Survey of Greystone Legacy 5th Sector, Phase II, as recorded in Map Book 32, Page 85 A & B, 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. Easements and building line as shown on recorded map.
3. Restrictions and covenants appearing of record in Inst. No. 2001-48193.
4. Greystone Legacy Declaration of Covenants, Conditions and Restrictions as set out in instrument recorded in Inst. No. 1999-50995.
5. Access easement agreement as recorded in Inst. No. 1999-12253. (affects entrance road).
6. Easement agreement as recorded in Inst. No. 1999-12254. (affects entrance road).
7. Access easement agreement and right of first refusal agreement dated February 2, 1999 and recorded in Inst. No. 1999-7167, by and between Greystone Development Company, LLC and Gilbert Family Partnership LTD, Roy W. Gilbert, Jr. and wife, Judith L. Gilbert, Roy W. Gilbert Jr. and wife, Judith L. Gilbert, Roy W. Gilbert, III and wife, Sharon R. Gilbert.
8. Easement granted to Alabama Power Company for electrical power as set out in Real 133, Page 551, Deed Book 246, Page 848 and Real 142, Page 188.
9. Title to all minerals within and underlying the premises, together with all mining rights and other rights, privileges and immunities relating thereto, including release of damages.
10. Declaration of use restrictions between Greystone Development Company, LLC, Stillmeadow Farm, Ltd. and Walter Dixon, recorded in Inst. No. 1999-12251.

11. Transmission line permits to Alabama Power Company for electrical power as recorded in Deed Book 246, Page 849 and Deed Book 138, Page 588.
12. Right-of-way granted to South Central Bell for telephone services as recorded in Real 21, Page 312.
13. Easement to Alabama Power Company for electrical power as recorded in Deed Book 351, Page 1.

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 27th day of March, 2020.

Mark S. Shoemaker by Janice Folmar, Attorney in Fact
MARK S SHOEMAKER BY JANICE FOLMAR, ATTORNEY IN FACT

Camella C. Shoemaker by Janice Folmar, Attorney in Fact
CAMELLA C SHOEMAKER BY JANICE FOLMAR, 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 Janice Folmar, whose name as Agent and Attorney in Fact for Mark S Shoemaker and Camella C Shoemaker, 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, she executed the same voluntarily in her capacity as Attorney in Fact for Mark S Shoemaker and Camella C Shoemaker on the day the same bears date.

Given under my hand and official seal this the 27th day of March, 2020.

Notary Public

Print Name:

Commission Expires:

7-30-20



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
04/01/2020 11:48:42 AM
\$879.00 CHERRY
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Allie S. Bayl