

Send tax notice to:
RUDOLPH M WARNOCK
1200 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

2020285

SHELBY COUNTY

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of Seven Hundred Thousand and 00/100 Dollars (\$700,000.00) the amount which can be verified in the Sales Contract between the two parties in hand paid to the undersigned, **STEVEN A MUNCER and CYNTHIA MUNCER, husband and wife**, whose mailing address is: 1205 Haven Rd Birmingham AL 35242 (hereinafter referred to as "Grantors") by **RUDOLPH M WARNOCK and BROOKE WARNOCK** whose property address is: **1200 LEGACY DRIVE, 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, as joint tenants with right of survivorship, the following described real estate situated in Shelby County, Alabama, to-wit:

Lot 219, according to the Survey of Greystone Legacy 2nd Sector, as recorded in Map Book 27, Page 66, 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. Easement(s); building line; and, restrictions as shown on recorded map.
3. Restrictions and covenants appearing of record in Instrument No. 2000/34390 and Instrument No.2001-16152.
4. Greystone Legacy Declaration of Covenants, Conditions and Restrictions as set out in Instrument No. 1999/50995, 1st amendment in Instrument No. 2000-4911, 2nd amendment in Instrument No.2000-34390, 3rd amendment in Instrument No.2000-40197 and 4th amendment in Instrument No.2001-16407, 5th amendment in Instrument No.2001-48193, 6th amendment in Instrument No.20020823000401390, 7th amendment in Instrument No. 20020823000401390, 8th amendment in Instrument No. 20030220000107790, 9th amendment in Instrument No.20030424000253400, 10th amendment in Instrument No. 20030507000283000, 11th amendment in Instrument No. 20031023000711510, 12th amendment in Instrument No. 2003110500073550, 13th amendment in Instrument No. 20040129000047160, and Instrument No. 200402-1121.
5. Access Easement Agreement as set out in instrument recorded as Instrument No. 1999/12253 in Probate Office. (affects entrance road)
6. Easement Agreement as set out instrument recorded as Instrument No. 1999/12254 in Probate Office. (affects entrance road)
7. Access Easement Agreement and Right of First Refusal Agreement dated, 2/12/99 and recorded in Inst. No. 1999-7167, by and between Greystone Development Company, L.L.C. 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(s) 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, in Probate Office.
9. Right of way as set forth in Inst. No. 2001-36997.
10. 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.
11. Declaration of Watershed protective covenants for Greystone development as recorded in Instrument No.2000-17644, with assignment and assumption agreement recorded in Instrument No.2000-20625.
12. Covenants and agreement for water service dated April 24, 1989 between Dantract, Inc. and Daniel Realty Corporation and Shelby County, as recorded in Real 235, Page 574, along with amendment recorded as Instrument No. 1992-20786 and 2"d Amendment recorded in Instrument No.1993-20840 in the Probate Office as shown on the Survey of K.B. Weygand & Associates, P.C. dated December 17, 1998, last revised February 3, 1999.

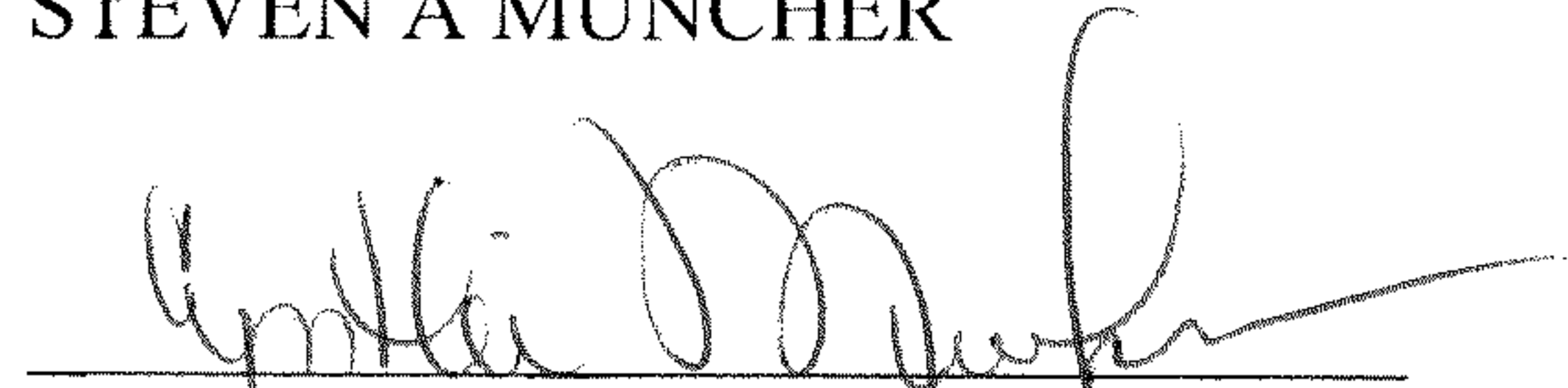
\$716,100.00 OF THE CONSIDERATION AS WAS PAID FROM THE PROCEEDS OF A MORTGAGE LOAN.

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 30th day of April, 2020.

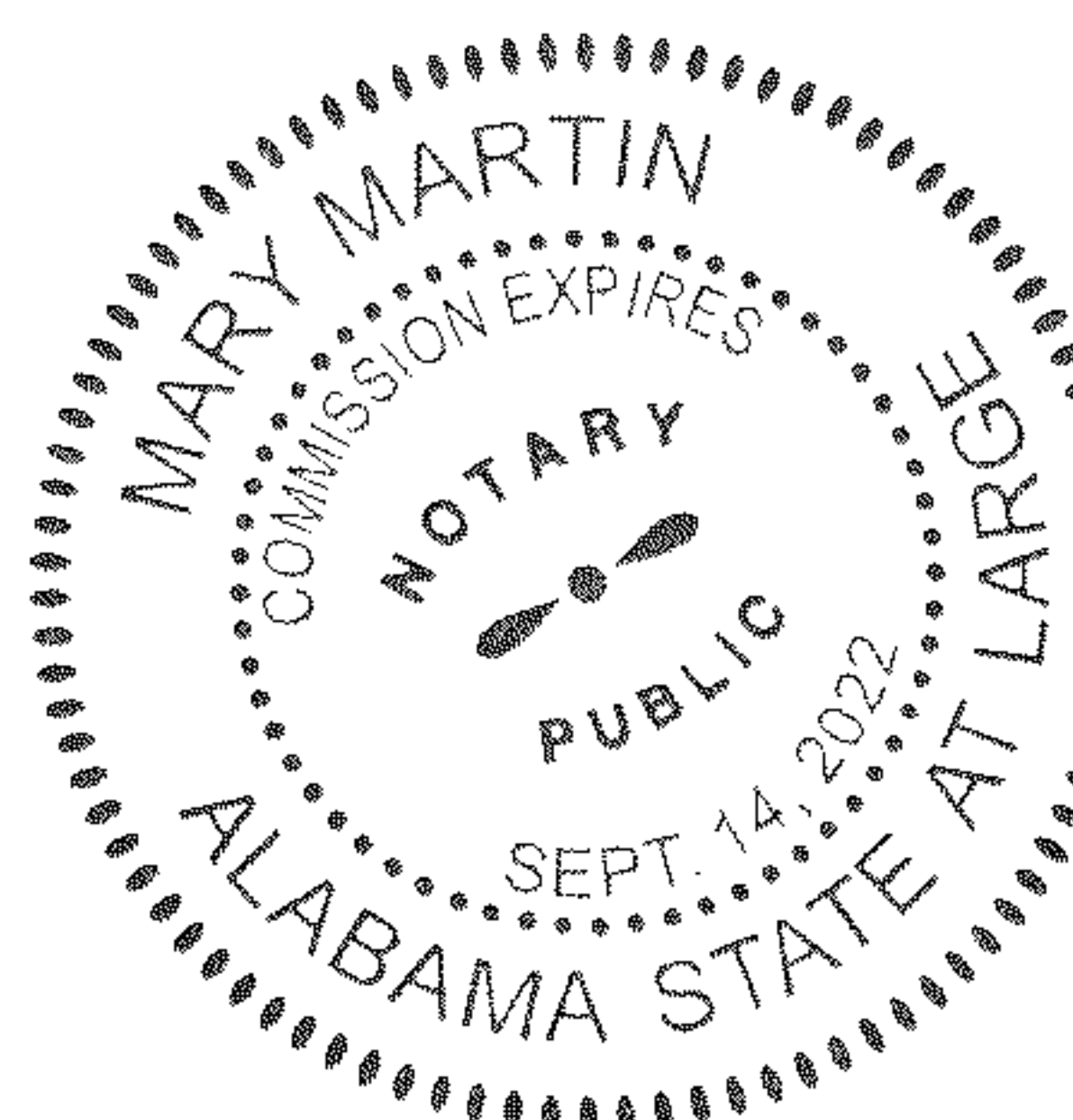

STEVEN A MUNCHER

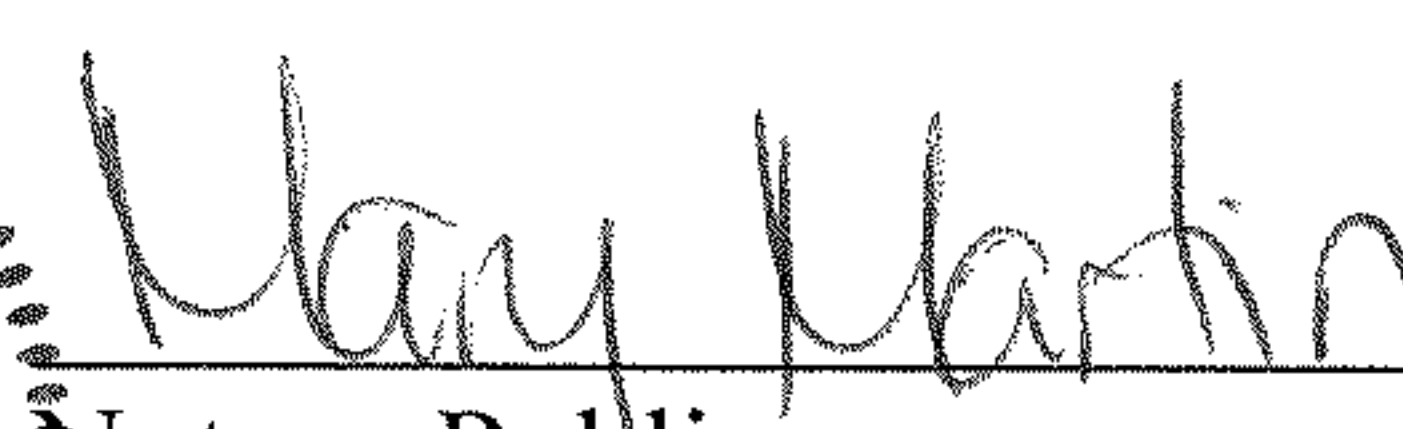

CYNTHIA MUNCHER

STATE OF ALABAMA
COUNTY OF SHELBY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that STEVEN A MUNCHER and CYNTHIA MUNCHER 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 April, 2020.




Notary Public
Print Name:
Commission Expires:



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
05/04/2020 02:41:28 PM
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