

20200601000218530  
06/01/2020 01:48:44 PM  
DEEDS 1/2

Send tax notice to:  
THOMAS W BOBO  
1436 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

2020358T

**WARRANTY DEED**

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of Eight Hundred Eighty-Five Thousand and 00/100 Dollars (\$885,000.00) the amount which can be verified in the Sales Contract between the two parties in hand paid to the undersigned, **PHILIP J SMITH and CYNTHIA H SMITH, HUSBAND AND WIFE** whose mailing address is: 1349 Hwy 56 & Wilsonville AL 35186 (hereinafter referred to as "Grantors") by **THOMAS W BOBO and MELISSA J BOBO** whose property address is: **1436 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 866, ACCORDING TO THE SURVEY OF GREYSTONE LEGACY, 8TH SECTOR, PHASE I, AS RECORDED IN MAP BOOK 31, PAGE 14 A, B AND C, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.**


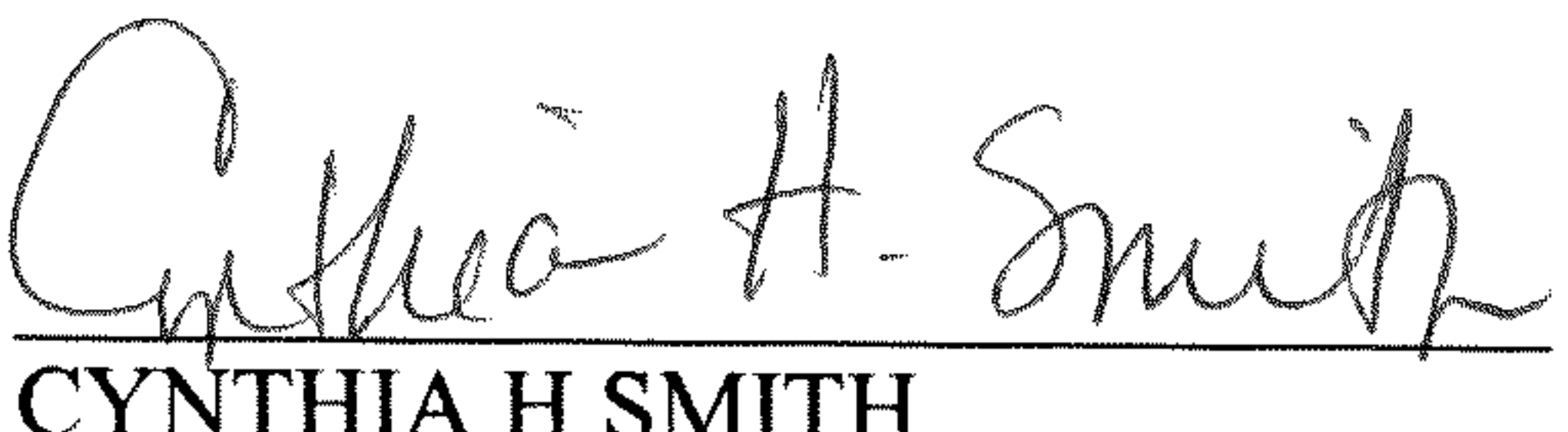
SUBJECT TO:

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. Restrictions, public utility easements, and building setback lines as shown on recorded map and survey of Greystone Legacy, 8th Sector, as recorded in Map Book 31, page 14 A, B and C, in the Probate Office of Shelby County, Alabama.
3. Minerals of whatsoever kind, subsurface and surface substances, including but not limited to coal, lignite, oil, gas, uranium, clay, rock, sand and gravel in, on, under and that may be produced from the Land, together with all rights, privileges, and immunities relating thereto, whether or not appearing in the Public Records, including those recorded in Book 261, page 463.
4. Covenant and Agreement for Water Service recorded in Real 235, page 574; with amendments recorded in Instrument #1992-20786 and Instrument #1993-20840.
5. Reciprocal Easement Agreement recorded in Instrument #2001-38396 and Instrument #20040102000001560.
6. Restrictions recorded in Instrument #1999-50995.
7. Articles of Incorporation of Greystone Legacy Homeowners' Association, Inc. recorded in Instrument #1999-50982 and Instrument #20061113000554900.
8. Declaration of Watershed Protective Covenants for Greystone Development recorded in Instrument #2000-17644; with assumption agreement recorded in Instrument #2000-20625 and amended in Instrument #2002-47637.
9. Release of damages as recorded in Instrument #20050218000080140.
10. Restrictive Covenants and Grant of Land Easement granted to Alabama Power Company recorded in Instrument #20040910000506340; Instrument #20040629000355360 and Instrument #20040910000506100.

**\$0.00 OF THE CONSIDERATION AS WAS PAID FROM THE PROCEEDS OF A MORTGAGE LOAN.**

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.


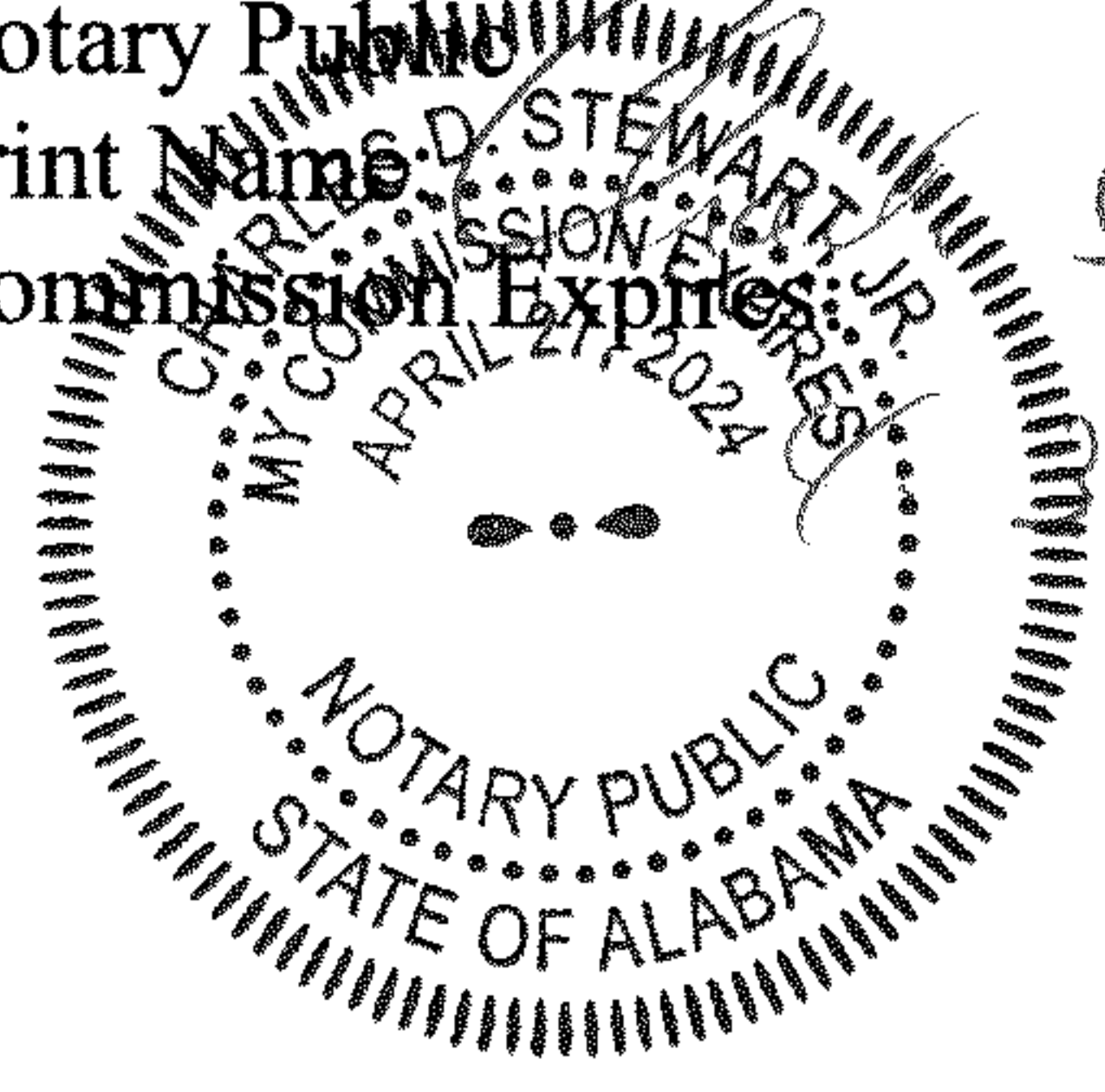
IN WITNESS WHEREOF, said Grantor, has hereunto set his/her hand and seal this the 29<sup>th</sup> day of May, 2020.

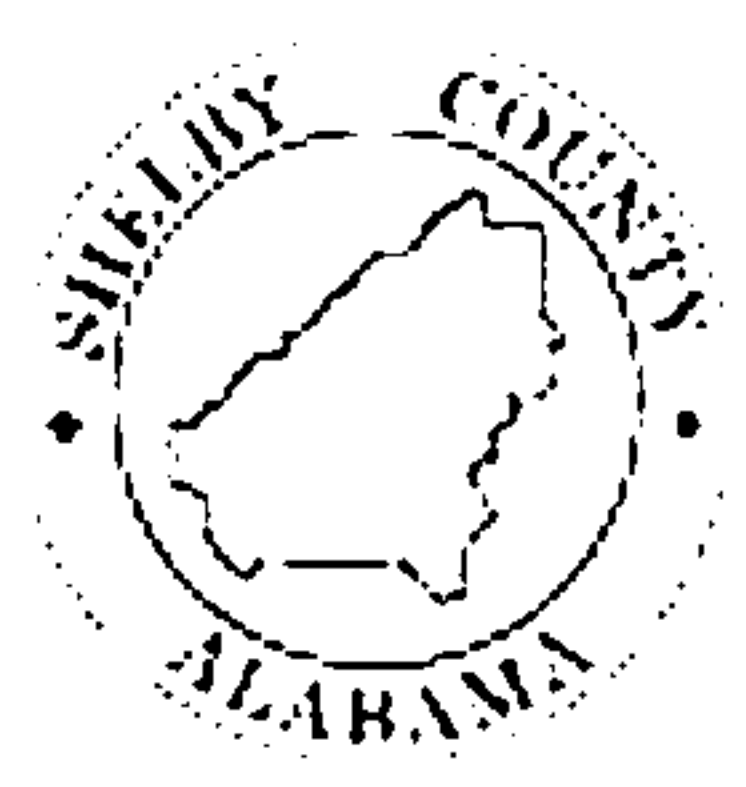
  
PHILIP J SMITH  
  
CYNTHIA H SMITH

STATE OF ALABAMA  
COUNTY OF SHELBY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that PHILIP J SMITH and CYNTHIA H SMITH 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 29<sup>th</sup> day of May, 2020.

  
Notary Public  
Print Name: D. STEWART JR.  
Commission Expires: APRIL 27, 2024  
  
D. Stewart Jr.  
020



Filed and Recorded  
Official Public Records  
Judge of Probate, Shelby County Alabama, County  
Clerk  
Shelby County, AL  
06/01/2020 01:48:44 PM  
\$910.00 JESSICA  
20200601000218530

