

Send tax notice to:  
TRAN ALAN SONG  
4679 VINTAGE LANE  
BIRMINGHAM, AL, 35244

This instrument prepared by:  
Charles D. Stewart, Jr.  
Attorney at Law  
4898 Valleydale Road, Suite A-2  
Birmingham, Alabama 35242

STATE OF ALABAMA

2020357T

SHELBY COUNTY

**WARRANTY DEED**

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of One Hundred Ninety Thousand and 00/100 Dollars (\$190,000.00) the amount which can be verified in the Sales Contract between the two parties in hand paid to the undersigned, **JANNETTE MARTIN BATES, a single individual**, whose mailing address is: 2841 29<sup>TH</sup> STREET SW, BIRMINGHAM, AL 35211 (hereinafter referred to as "Grantor") by **TRAN ALAN SONG and LINDSEY R JONES SONG** whose property address is: **1332 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 519, according to the Survey of Greystone Legacy, 5th Sector, Phase III, as recorded in Map Book 33, page 56, in the Office of the Judge of Probate 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, 5th Sector, as recorded in Map Book 33, page 56, 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 Deed Book 121, page 294; Book 60, Page 260, and Book 261, page 494.
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. Restrictions recorded in Instrument #1998-32193.
6. Articles of Incorporation of Greystone Legacy Homeowners' Association, Inc. recorded in Instrument #1999-50982 and Instrument #20061113000554900.
7. Covenants, Conditions and Restrictions as recorded in Instrument #1999-50995, Instrument #2000-4911; Instrument #2000-34390; Instrument #2000-40197; Instrument #2011-16407; Instrument #2001-48193; Instrument #20020823000401390; Instrument #2002100302479580; Instrument #2003424000253400; Instrument #2003050700028300; Instrument #20031023000711510; Instrument #20031105000735500; Instrument

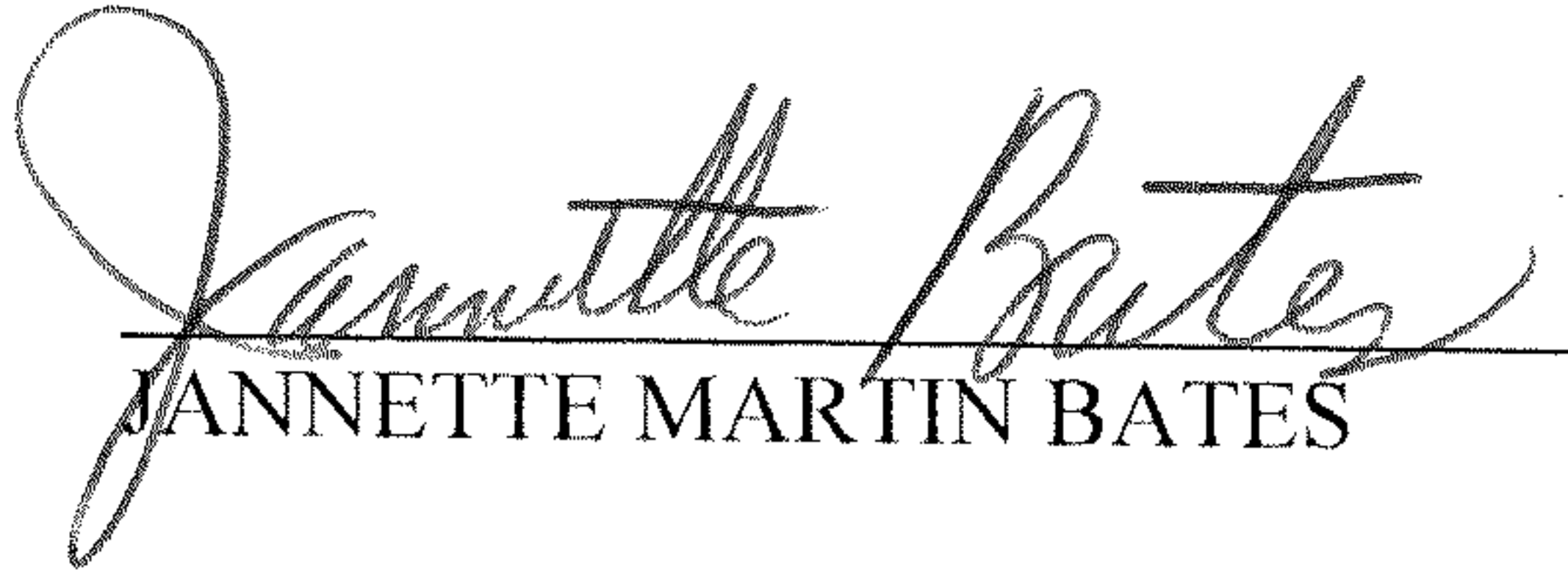
#2004012900047160; Instrument #20040521000271310; Instrument #20040927000532560; Instrument #200402-1121 and Instrument #20030220000107790.

- 8. Reciprocal Easement Agreement recorded in Instrument #2001-38396 and Instrument #200307/9438.
- 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.
- 11. Easements recorded in Map Book 33, page 56.
- 12. Declaration of Watershed Protective Covenants for Greystone Development recorded in Instrument #2000-17644; amended in Instrument #20031002000476370 and Instrument #200213/3404.

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 her hand and seal this the 29<sup>th</sup> day of May, 2020.

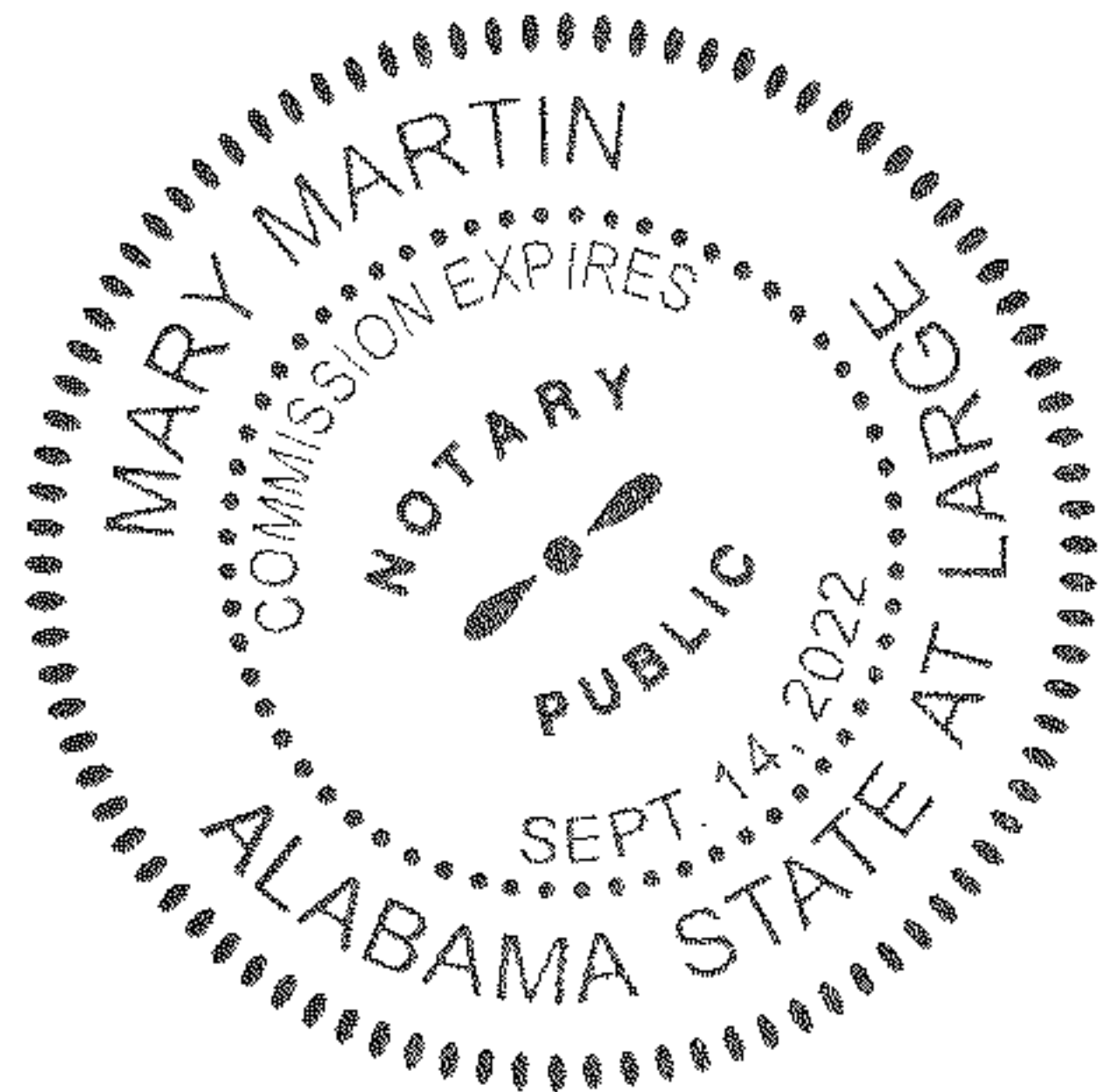
  
 JANNETTE MARTIN BATES


STATE OF ALABAMA

COUNTY OF SHELBY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that JANNETTE MARTIN BATES whose name 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 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:  
 Commission Expires:



Filed and Recorded  
 Official Public Records  
 Judge of Probate, Shelby County Alabama, County  
 Clerk  
 Shelby County, AL  
 06/02/2020 01:35:18 PM  
 \$215.00 CHERRY  
 20200602000221430

