

Send tax notice to:
CHRISTOPHER DANIEL BRIMER
4350 MILNER ROAD W
HOOVER, 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

2020569

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of Four Hundred Forty-One Thousand and 00/100 Dollars (\$441,000.00) the amount which can be verified in the Sales Contract between the two parties in hand paid to the undersigned, **ROBERT L LONG and DANA L LONG, HUSBAND AND WIFE,** whose mailing address is: *1040 Images Sq Copwell Al 35054* (hereinafter referred to as "Grantors") by **CHRISTOPHER DANIEL BRIMER and ALLYSON JAN BRIMER** whose property address is: **4350 MILNER ROAD W, HOOVER, 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 157, according to the Final Record Plat of Greystone Farms, Milner's Crescent Sector, Phase 3, as recorded in Map Book 23, Page 71, in the Probate Office of Shelby County, Alabama.

Together with the non-exclusive easement to use the private roadways, Common Areas, and High Daniel Drive, all as more particularly described in Greystone Farms Declaration of Covenants, Conditions and Restrictions, recorded in Inst #1995-16401, in the Probate Office of Shelby County, Alabama (which together with all amendments thereto is heretofore referred to as the "Declaration").

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 Farms, Milner's Crescent Sector, Phase 3 recorded in Map Book 23, Page 71, in the Office of the Judge of Probate 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 and those right and reserved in Volume 121, Page 294, and Volume 60, Page 260.
4. Articles of Incorporation of Greystone Farms Owner's Association, Inc., as recorded in Instrument #9504/2990 (Jefferson Co.) with articles of amendment recorded in Instrument #9507/2269 (Jefferson Co.); Instrument #20021203000599370; Instrument #20060503000208210; Instrument #20060503000208220 (Shelby Co.).
5. Building lines, restrictions, conditions and limitations as recorded in Instrument #1999-5340.
6. Restrictions, reservations, conditions, easements, release of damages along with mineral and mining rights as recorded in Instrument #1998-26360.
7. Right-of-way to Shelby County recorded in Instrument #1994-21963, and in Instrument #1994-22318.
8. Agreement with Water Works Board in Real Volume 235, Page 574; in Instrument# 1992-20786; and in Instrument # 1993-20840.
9. Agreement granted to Shelby County Cable in Real Volume 350, Page 545.
10. Easement in favor of BellSouth Communication as recorded in Instrument #1995-7422.
11. Rights of others for the use of Hugh Daniel Drive in Deed Book 301, Page 799

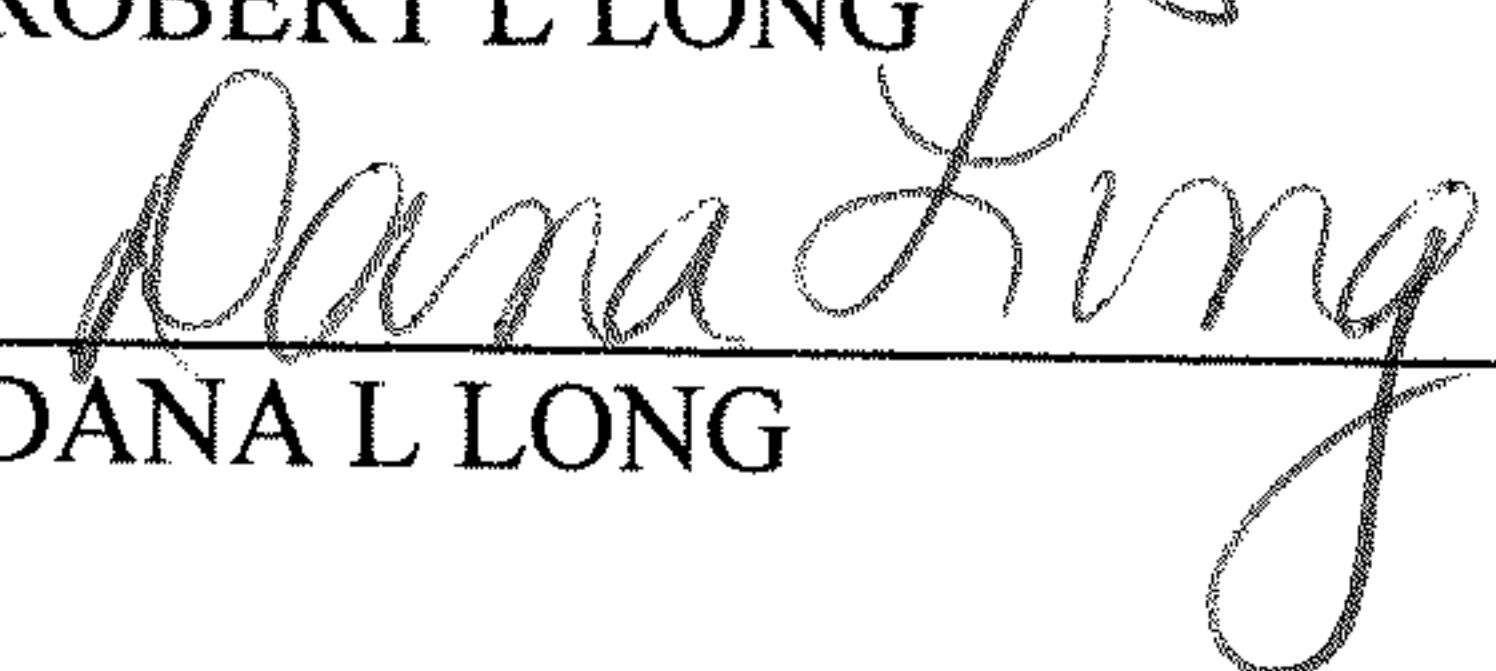
12. Greystone Farms Declaration of Covenants, Conditions and Restrictions as recorded in Instrument #2000-09754.
13. Greystone Farms Community Center Property Declaration of Covenants, Conditions and Restrictions as recorded in Instrument #1995-16403.
14. Resolutions and Bylaws of Greystone Farms Owner's Association, Inc. recorded in Instrument #20021203000599370; First Amendment recorded in Instrument# 2006050300020821 O; Second Amendment recorded in instrument# 20060503000208220.
15. Declaration of Covenants, Conditions and Restrictions, as recorded in Instrument #1995-16401; First Amendment recorded in Instrument #1996-01432; Second Amendment recorded in Instrument #1996-21440; Third Amendment recorded to Instrument #1997-02587; Fourth Amendment recorded In Instrument# 1998-10062; Fifth Amendment recorded in Instrument #1998-30335; Sixth Amendment recorded in Instrument #2000-09754.
16. Development Agreement, as recorded in Instrument #1994-22318.
17. Amended and Restated Restrictive Covenants as recorded in Real 265, Page 96.
18. Shelby Cable Agreement as recorded in Real 350, Page 656.
19. Covenants and Agreements for water service as recorded in Real 235, Page 574; modified in Instrument #1992-20786; and in Instrument #1993-20840.
20. Right-of-way to Birmingham Water Works recorded in Instrument #1995-11637.
21. Greystone Farms Reciprocal Easement Agreement as recorded in Instrument #1994-16400.
22. Articles of Incorporation of Greystone Farms Environmental Society, Inc., as recorded in Instrument #1997-36122

\$456,876.00 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.

31 IN WITNESS WHEREOF, said Grantor, has hereunto set his/her hand and seal this the 31 day of July, 2020.


ROBERT L LONG

DANA L LONG

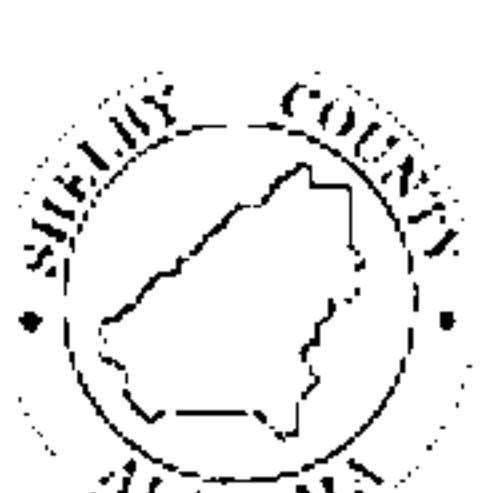
STATE OF ALABAMA
COUNTY OF SHELBY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that ROBERT L LONG and DANA L LONG 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 31 day of July, 2020.




Mary Martin
Notary Public
Print Name:
Commission Expires:



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
08/04/2020 11:51:24 AM
\$26.00 CHERRY
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