

Send tax notice to:
GREG KEITH LITTLE, JR.
901 TRINITY CT
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

2020572

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of Six Hundred Ninety-Nine Thousand and 00/100 Dollars (\$699,000.00) the amount which can be verified in the Sales Contract between the two parties in hand paid to the undersigned, **EDWARD F HWANG and HOPE MASON HWANG, HUSBAND AND WIFE** whose mailing address is: 5387 Saddle Creek Ln Birmingham AL 35242 (hereinafter referred to as "Grantors") by **GREG KEITH LITTLE, JR. AND DEBORAH LITTLE** whose property address is: **901 TRINITY CT, 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 635, according to the Survey of Greystone Legacy, as recorded in Map Book 29, Page 21, 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(s); and restriction(s) 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 as Inst. No. 1999-50995 In Probate Office.
5. Access Easement Agreement as set out in instrument recorded as Inst. No. 1999-12253. (Affects entrance road)
6. Easement Agreement as set out Instrument recorded as Inst. No. 1999-12254. (Affects entrance road)
7. Restrictions and covenants appearing of record in Map Book 26, Page 79 A, B, and C.
8. Access Easement Agreement and Right of First Refusal Agreement dated February 12, 1999 and recorded as 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.
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. Watershed protective covenants recorded in Inst. No. 2000-17644 and Assignment and Assumption Agreement recorded in Inst. No. 2000-20625.

\$699,000.00 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 31 day of July, 2020.

Edward F. Hwang
EDWARD F HWANG

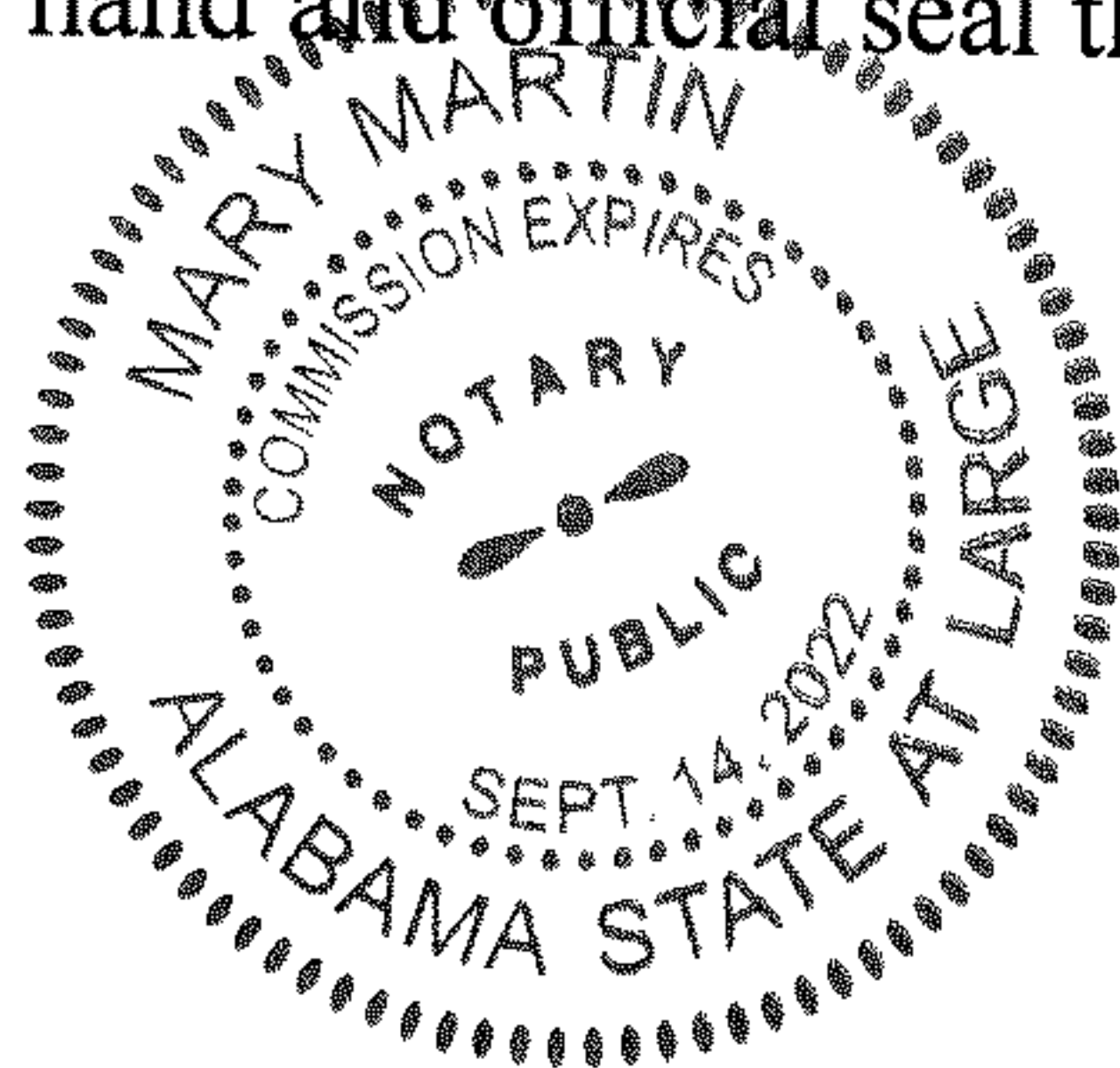
By and through Hope Mason Hwang
His attorney in fact

Hope Mason Hwang
HOPE MASON HWANG

STATE OF ALABAMA
COUNTY OF SHELBY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that HOPE MASON HWANG 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.

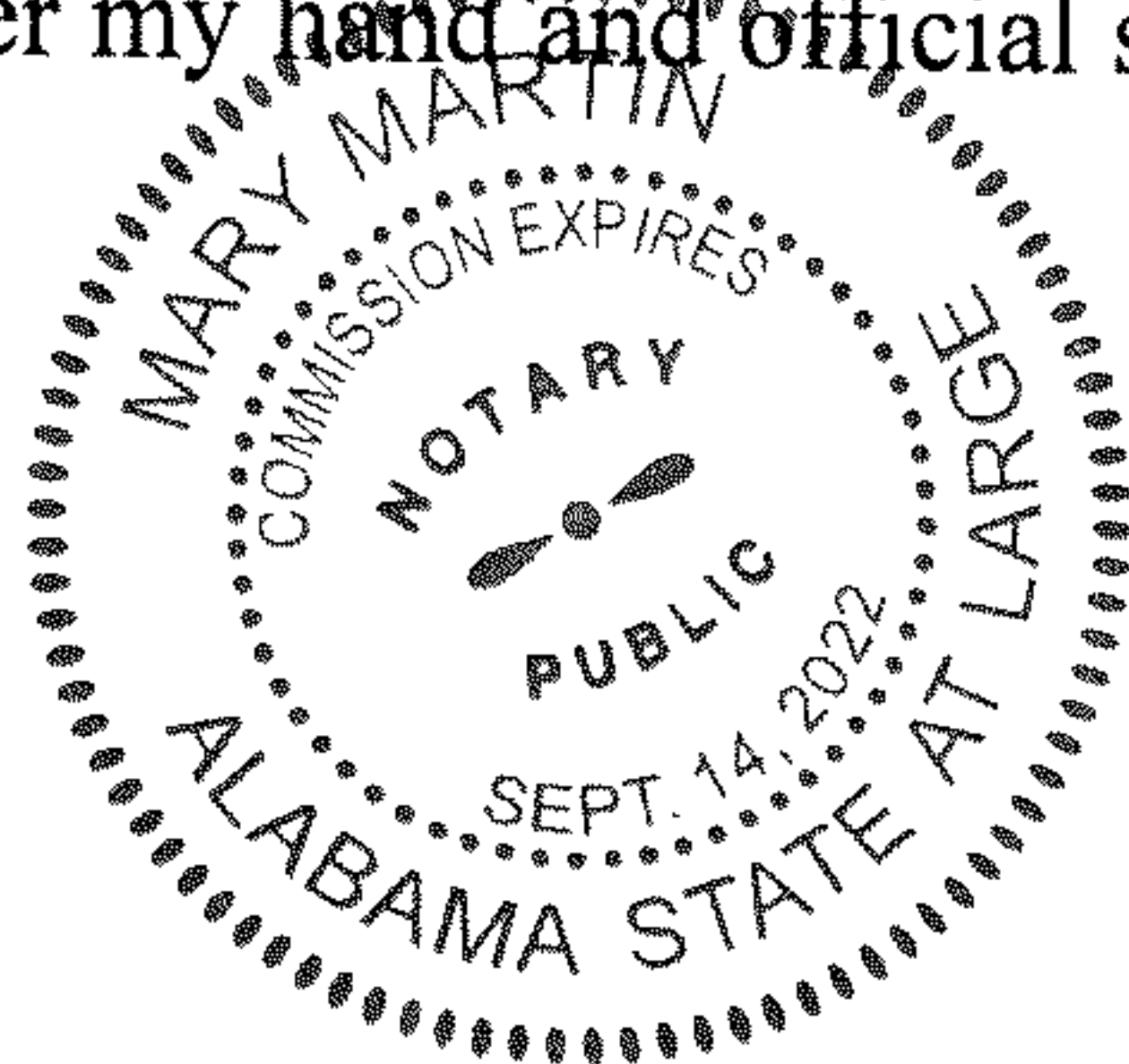


Mary Martin
Notary Public
Print Name:
Commission Expires:

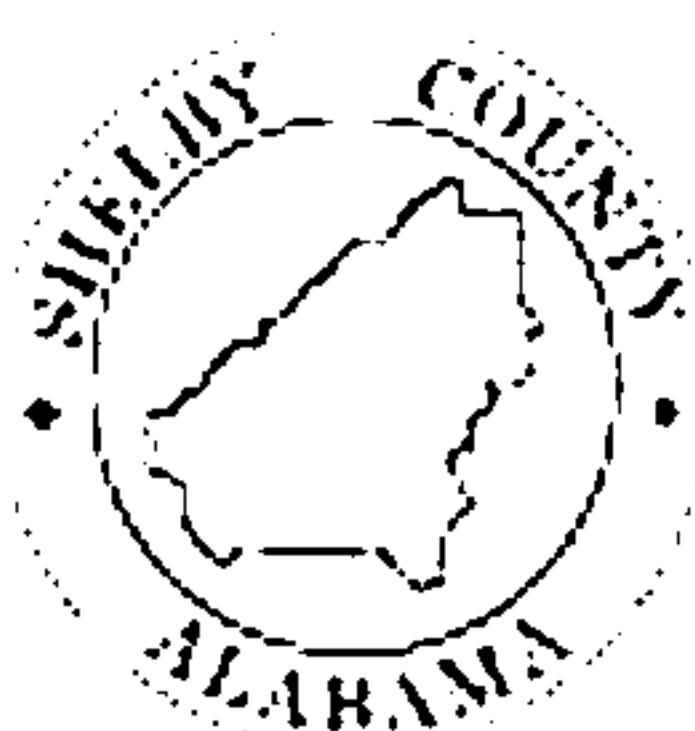
State of Alabama
County of Shelby

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Hope Mason Hwang, whose name as Agent and Attorney in Fact for Edward F. Hwang, 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 Edward F. Hwang 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
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Alex S. Bayl