

Send tax notice to:
DARREN L HICKS
6113 TERRACE HILLS 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

2020554T

SHELBY COUNTY

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of Two Hundred Sixty-Five Thousand and 00/100 Dollars (\$265,000.00) the amount which can be verified in the Sales Contract between the two parties in hand paid to the undersigned, **ANDREA CAMERON, a single woman**, whose mailing address is: 1128 Telford Road, Forest Va 24551-5100 (hereinafter referred to as "Grantor") by **DARREN L HICKS and TERESA HICKS** whose property address is: **6113 TERRACE HILLS 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 26, according to the Final Record Plat of Greystone Farms, Terrace Hills, as recorded in Map Book 24, Page 54, 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 the recorded map and survey of Final Record Plat of Greystone Farms, Terrace Hills, as recorded in Map Book 24, page 54, 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 121, Page 294 and Book 60, Page 260.
4. Easement to BellSouth Communications recorded in Instrument #1995-7422.
5. Restrictions recorded in Instrument #1995-16403.
6. Right of way granted to the Water Works and Sewer Board of the City of Birmingham recorded in Instrument #1993-20841.
7. Right of way granted to the Birmingham Water Works recorded in Instrument #1995-11637.
8. Amended and Restated restrictive covenants as recorded in Book 265, Page 96.
9. Shelby Cable Agreement recorded in Book 350, Page 545.
10. Covenants and Agreement for Water service as recorded in Book 235, Page 574; Instrument #1992-20786 and Instrument #1993-20840.
11. Greystone Farms Reciprocal Easement Agreement recorded in Instrument #1995-16400.
12. Sanitary Sewer Easement recorded in Book 19, Page 96 and Instrument #1995-4395.
13. Development Agreement including restriction and covenants as recorded in Instrument #1994-22318; amended in Instrument #1996-0530 and Instrument #1998-16170.
14. Amended and Restated restrictive covenants as recorded in Book 265, Page 96.
15. Right of way to Shelby County recorded in Instrument #1994-21963.
16. Covenants, Conditions and Restrictions as recorded in Instrument #1995-16401; Instrument #1995-1432; Instrument #1996-21440; Instrument #1998-10062; and Instrument #1998-30335.

\$185,500.00 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 7th day of August, 2020.

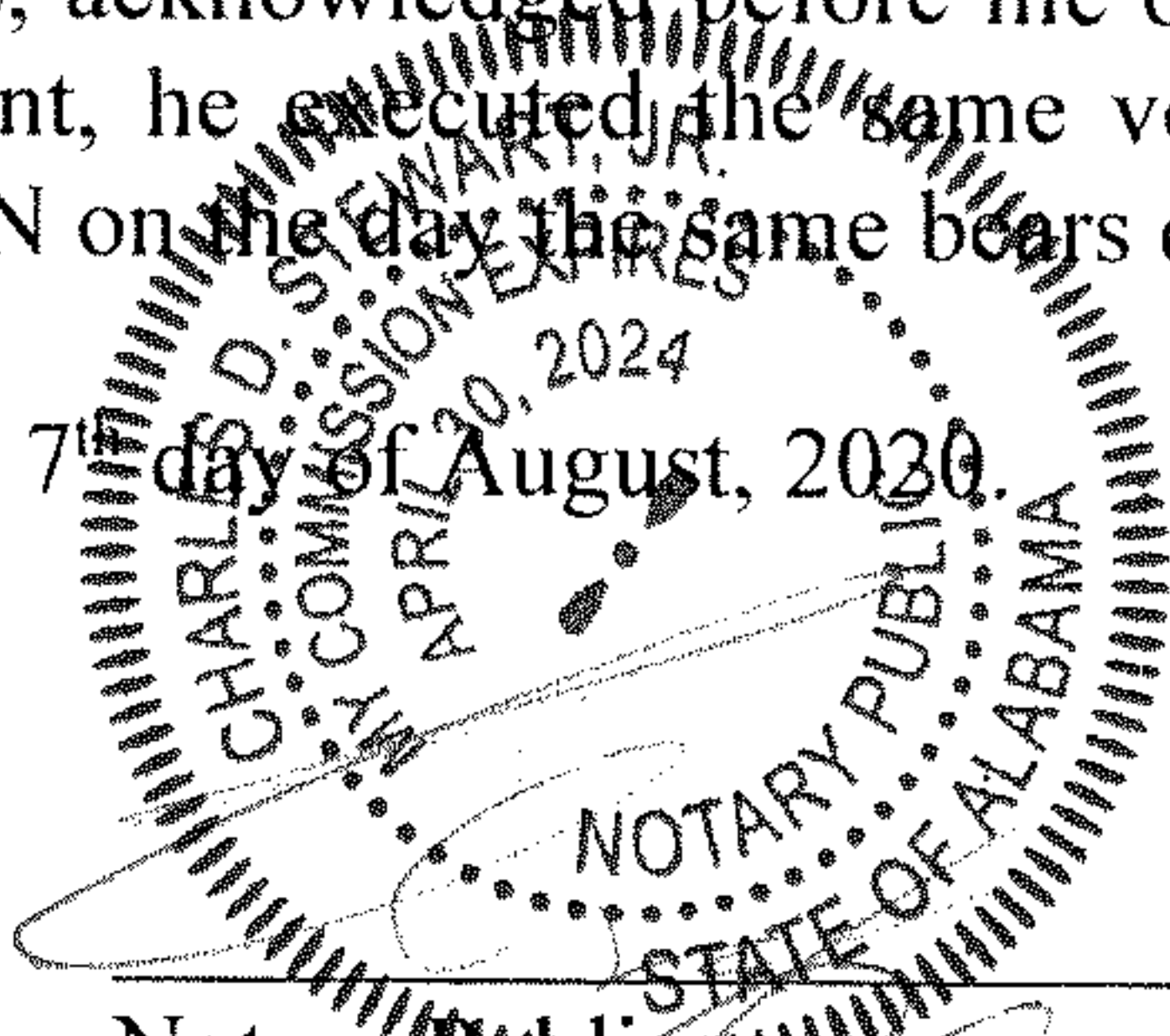
Andrea Cameron by Rick Welch
ANDREA CAMERON BY RICK WELCH,
ATTORNEY IN FACT

STATE OF ALABAMA

COUNTY OF SHELBY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that RICK WELCH, whose name as Agent and Attorney in Fact for ANDREA CAMERON, 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, he executed the same voluntarily in his capacity as Attorney in Fact for ANDREA CAMERON on the day the same bears date.

Given under my hand and official seal this the 7th day of August, 2020.



Notary Public
Print Name: *Charles D. Stewart*
Commission Expires: *4-20-24*



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
08/12/2020 08:24:06 AM
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20200812000345020

Alvin S. Bayl