

Send tax notice to:
HENRY MELTON PARRIS
905 GREYMOOR COVE
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

2020825

SHELBY COUNTY

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, **JODY HIGHTOWER and DIONA G HIGHTOWER, husband and wife**, whose mailing address is: 130 Inverness Plaza #225 Birmingham, AL 35242 (hereinafter referred to as "Grantors") by **HENRY MELTON PARRIS and MARY CHARLENE PARRIS** whose property address is: **905 Greymoor Cove, 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 43, according to the Survey of Greystone, 5th Sector, Phase I, as recorded in Map Book 17, Page 72 A, B & C in the Probate Office of Shelby County, Alabama.

Together with the nonexclusive easement to use the private roadways, common areas and Hugh Daniel Drive, all as more particularly described in the Greystone Residential Declaration of Covenants, Conditions and Restrictions dated November 6, 1990 and recorded in Real 317, Page 260 in the Probate Office of Shelby County, Alabama (which, together with all amendments thereto, is hereinafter collectively referred to as the "Declaration").

SUBJECT TO:

1. Taxes for the year beginning October 1, 2020 which constitutes a lien but are not yet due and payable until October 1, 2021.
2. Easement(s), building line(s) and restriction(s) as shown on recorded map.
3. 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.
4. Right-of-way granted to Shelby County recorded in Inst. No. 2004-157.
5. Restrictions appearing of record in Inst. No. 1993-20968; Inst. No. 1994-1180 and Inst. No. 1993-24232.

\$349,000.00 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 19th day of October, 2020.

*Jody Hightower by
Diona G Hightower, Attorney in fact*

JODY HIGHTOWER BY DIONA G
HIGHTOWER, ATTORNEY IN FACT

Diona G Hightower
DIONA G HIGHTOWER

STATE OF ALABAMA

COUNTY OF SHELBY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that DIONA G HIGHTOWER 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 19th day of October, 2020.

[Signature]
Notary Public

Print Name:

Commission Expires:

8/30/24

STATE OF ALABAMA

COUNTY OF SHELBY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that DIONA G HIGHTOWER, whose name as Agent and Attorney in Fact for JODY HIGHTOWER, 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 JODY HIGHTOWER on the day the same bears date.

Given under my hand and official seal this the 19th day of October, 2020.

[Signature]
Notary Public

Print Name:

Commission Expires:

8/30/24



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
11/05/2020 03:47:44 PM
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Alvin S. Bayl