

Send tax notice to:
WILLIAM D MIMS
4557 GUILFORD CIRCLE
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

2021059

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of Two Hundred Eighty-Four Thousand Five Hundred and 00/100 Dollars (\$284,500.00) the amount which can be verified in the Sales Contract between the two parties in hand paid to the undersigned, **BETTY M RABENAU, a single woman**, whose mailing address is: 3090 Healthy Way, #307, Vestavia Hills 35243 (hereinafter referred to as "Grantor") by **WILLIAM D MIMS and MARY SUE MIMS** whose property address is: **4557 GUILFORD CIRCLE, 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 111, ACCORDING TO THE FINAL PLAT OF GREYSTONE FARMS, GUILFORD PLACE, PHASE 1, AS RECORDED IN MAP BOOK 20, PAGE 105, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.

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. Covenants, restrictions, easements, rights of way and building set back lines as shown on the Survey of Greystone Farms, Guilford Place, Phase 1, as recorded in Map Book 20, Page 105, in the Probate Office of Shelby County, Alabama.
3. Covenants, terms, conditions, easements and release of damages as recorded in Instrument #1998-5153 and Instrument # 1998-22042.
4. Restrictions appearing of record in Instrument # 1995-16401 and amended in Instrument # 1996-1432 and Instrument #1996-21440.
5. Restrictive Covenant and Grant of Land Easement in Instrument #1997-19421.
6. Amended and restated Restrictive covenants in Book 265, Page 96.
7. Shelby Cable Agreement in Book 350, Page 545.
8. Covenants and agreement for water service in Book 235, Page 574 and modified in Instrument #1992-20786 and Instrument #1993-20840.
9. Development agreement in Instrument #1994-22318.
10. Right of way to Birmingham Water Works in Instrument #1995-11637.
11. Easement to Bell South Telecommunications in Instrument #1995-7422.
12. Reciprocal easement agreement in Instrument #1995-16400.
13. Greystone Farms Community Center Property Declaration of covenants, conditions and restrictions in Instrument #1995-16403.
14. Easement to Shelby County in Instrument #1994-21963.
15. Restrictions appearing of record in Misc. Book 12, Page 845 amended in Misc. Book 15. Page 845; Misc. Book 12, Page 852 and amended in Misc. Book 15, Page 840.
16. Right of Way granted to Alabama Power Company by instrument(s) recorded in Instrument #1997-19421 and Volume 4719, Page 196.

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 1st day of February, 2021.

Betty M. Rabenau

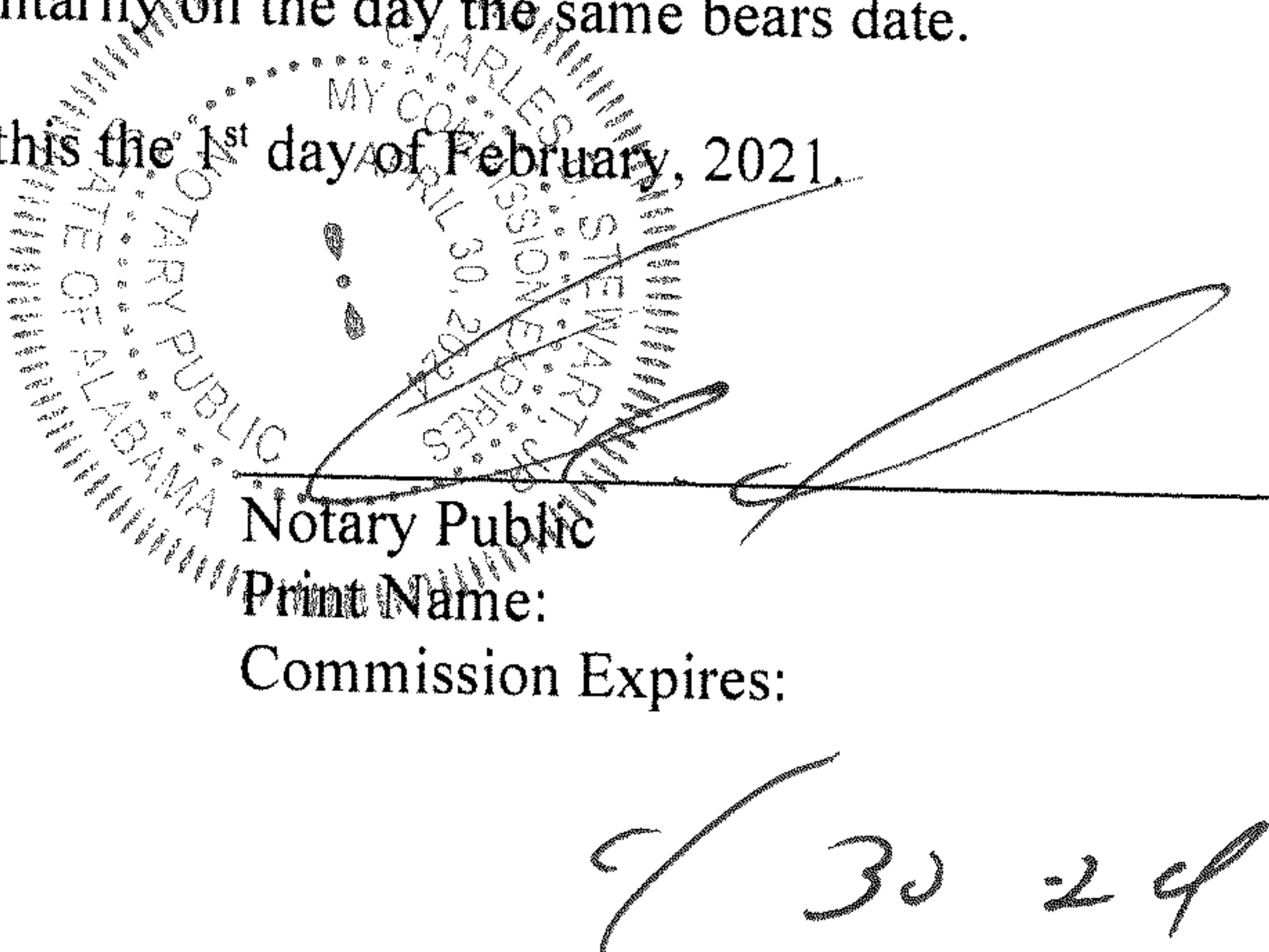
BETTY M RABENAU

STATE OF ALABAMA

COUNTY OF SHELBY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that BETTY M RABENAU 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 1st day of February, 2021.



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
02/03/2021 01:43:31 PM
\$309.50 CHERRY
20210203000057780

Allie S. Brey

