

Send tax notice to:
BRADLEY J STALEY
1338 GREYSTONE CREST
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

2021027

SHELBY COUNTY

20210303000106950
03/03/2021 03:05:09 PM
DEEDS 1/2

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of One Million Six Hundred Twenty-Five Thousand and 00/100 Dollars (\$1,625,000.00) the amount which can be verified in the Sales Contract between the two parties in hand paid to the undersigned, **DAVID M. ADAMS, SR., or any successor(s), AS TRUSTEE OF THE DAVID M. ADAMS, SR. MANAGEMENT TRUST, DATED NOVEMBER 29, 2018,** whose mailing address is: 1072 Regency Way Birmingham AL 35242 (hereinafter referred to as "Grantor") by **BRADLEY J STALEY and KRISTA L STALEY** whose property address is: **1338 GREYSTONE CREST, 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 9A, according to a Resurvey of Lots 9 and 10 of the Crest at Greystone Second Addition, as recorded in Map Book 37, Page 142, in the Probate Office of Shelby County, Alabama.

SUBJECT TO:

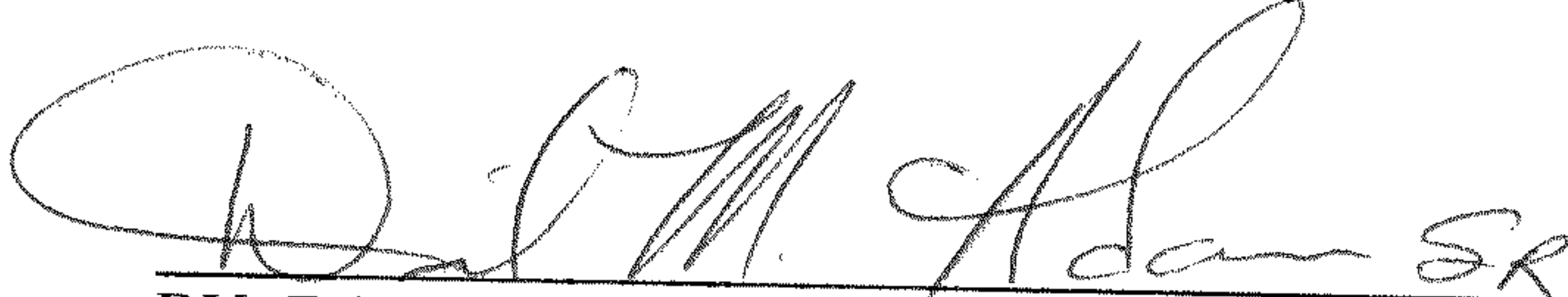
1. Taxes for the year beginning October 1, 2020 which constitutes a lien but are not due and payable until October 1, 2021.
2. Easement(s), building line(s) and restriction(s) as shown on recorded map.
3. Title to all minerals within and underlying the premises, together with all mining rights and other rights, privileges and immunities relating thereto, including release of damages,
4. Building setback as set forth in the Declaration recorded as Instrument No. 1992-22103, 151 Amendment as Instrument No. 1994-3752, and 2nd Amendment as Instrument No. 1995-0941 and 3rd Amendment recorded as Instrument No. 1995-32703.
5. Right of way to The Water Works and Sewer Board of the City of Birmingham as recorded in Instrument No. 1994-26397, in the Office of the Judge of Probate of Shelby County, Alabama.
6. Covenants releasing predecessor in title from any liability arising from sinkholes, limestone formations, soil conditions or any other known or unknown surface or subsurface conditions that may now or hereafter exist or occur or cause damage to the subject property, as shown by instruments recorded in ap Book 19, Page 53 in Probate Office.
7. Easement to Alabama Power Company as recorded in Instrument No. 1994-34842, in the Probate Office of Shelby County, Alabama.
8. Amendment and Restated Restrictive Covenants as set out in Real 265, Page 96.
9. The Crest at Greystone Declaration of Covenants, Conditions and Restrictions as set out as Instrument No.1992-22103, as amended by Instrument No.1994-03752 and 2nd Amendment as Instrument No. 1995-0941 and Instrument No. 1995-32703.
10. Release of damages, restrictions, modifications, covenants, conditions, rights, privileges, immunities, and limitations as applicable, as set out in, and as referenced in deed(s) recorded in Instrument No. 1995-10097.
11. Easement- Distribution Facilities to Alabama Power Company as recorded in Instrument No. 20100719000229710, in the Probate Office of Shelby County, Alabama.
12. Notice regarding availability of sanitary sewer service in favor of SWWC Utilities, Inc. as recorded in Instrument No. 20131204000469370, in the Probate Office of Shelby County, Alabama.

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, the said Grantor, DAVID M. ADAMS, SR. MANAGEMENT TRUST, by DAVID M ADAMS, SR., its TRUSTEE, who is authorized to execute this conveyance, has hereunto set its signature and seal on this the 2nd day of March, 2021.

DAVID M. ADAMS, SR. MANAGEMENT TRUST



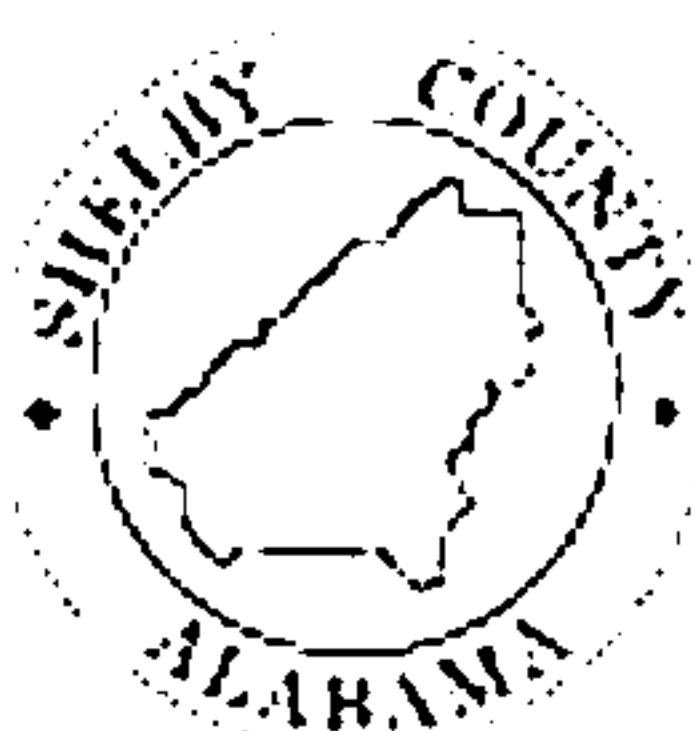
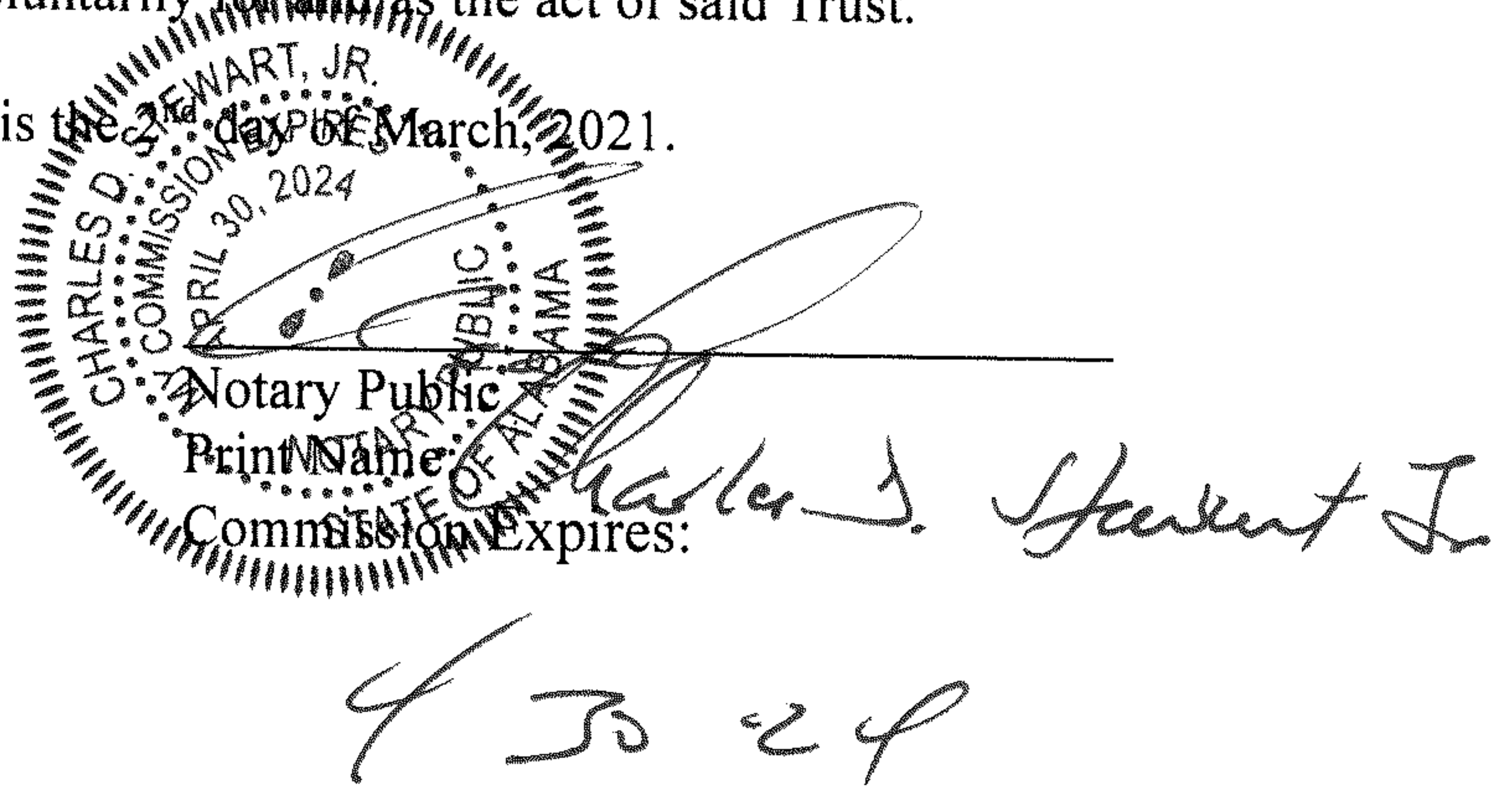
BY: DAVID M ADAMS, SR.
AS: TRUSTEE

STATE OF ALABAMA

COUNTY OF SHELBY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that DAVID M ADAMS, SR., whose name as TRUSTEE OF THE DAVID M. ADAMS, SR. MANAGEMENT TRUST, is signed to the foregoing instrument, and who known to me, acknowledged before me on this day, that, being informed of the contents of the said instrument and with full authority, he executed the same voluntarily for and as the act of said Trust.

Given under my hand and official seal this the 3rd day of March, 2021.



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
03/03/2021 03:05:09 PM
\$1650.00 CHERRY
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Allen S. Bayl