

Send tax notice to:  
RYAN CHARLES  
5160 GREYSTONE WAY  
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

2021049

SHELBY COUNTY

**WARRANTY DEED**

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of Seven Hundred Eighty-Five Thousand and 00/100 Dollars (\$785,000.00) the amount which can be verified in the Sales Contract between the two parties in hand paid to the undersigned, **MICHAEL MCCRAW, a single man**, whose mailing address is: **5009 ABERDEEN WAY, BIRMINGHAM, AL 35242** (hereinafter referred to as "Grantor") by **RYAN CHARLES and NAZANINE VICTORIA CHARLES** whose property address is: **5160 GREYSTONE WAY, 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 76, according to the Survey of Greystone, 5th Sector, Phase I, as recorded in Map Book 17, Page 72 A, B, and C, 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. 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. 2004-1570.
5. Release of damages as set out in Instrument No. 1994-27239.
6. Covenants for water service in Book 235, Page 574.
7. Reciprocal easement agreement in Book 312, Page 274.
8. Restrictive Covenants to Alabama Power Company as recorded in Inst. No. 1994-01180.
9. Declaration of Watershed Protective Covenants as recorded in Inst. No. 2000-17644 and Inst. No. 2002-476370.
10. Sanitary Sewer Service to SWWC Utilities, Inc. as recorded in Inst. No. 2013-469370.
11. Declaration of Covenants, Conditions and Restrictions as recorded in Real 317, Page 260; Real Book 346, Page 942; Real Book 378, Page 904; Real Book 397, Page 958; Instrument No. 1992-17890; Instrument No. 1993-03123; Instrument No. 1993-10163; Instrument No. 1993-16982; Instrument No. 1993-20968; Instrument No. 1993-32840; Instrument No. 1994-23329; Instrument No. 1995-08111; Instrument No. 1995-24267; Instrument No. 1995-34231; Instrument No. 1995-35679; Instrument No. 1996-19860; Instrument No. 1996-37514; Instrument No. 1996-39737; Instrument No. 1997-02534; Instrument No. 1997-17533; Instrument No. 1997-30081; Instrument No. 1997-38614; Instrument No. 1999-03331; Instrument No. 1999-06309; Instrument No. 1999-47817; Instrument No. 2002-334280; Instrument No. 2003-6044430; Instrument No. 2003-711520; Instrument No. 2003735510 and Instrument No. 2004-271290.

\$628,000.00 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 3<sup>rd</sup> day of March, 2021.



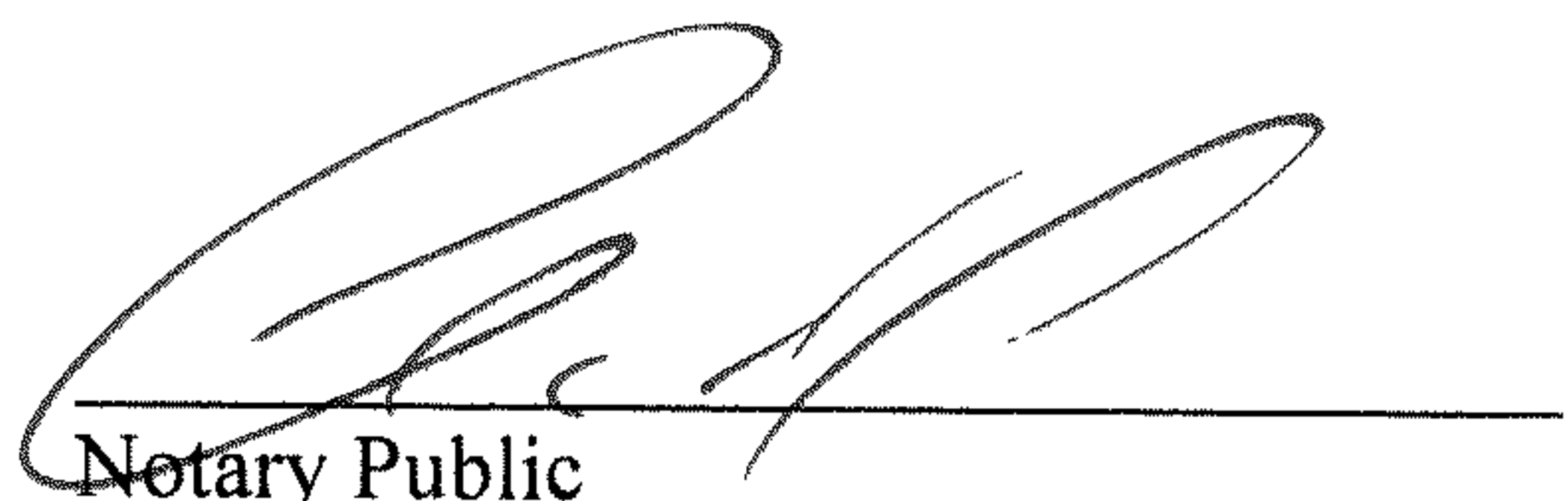
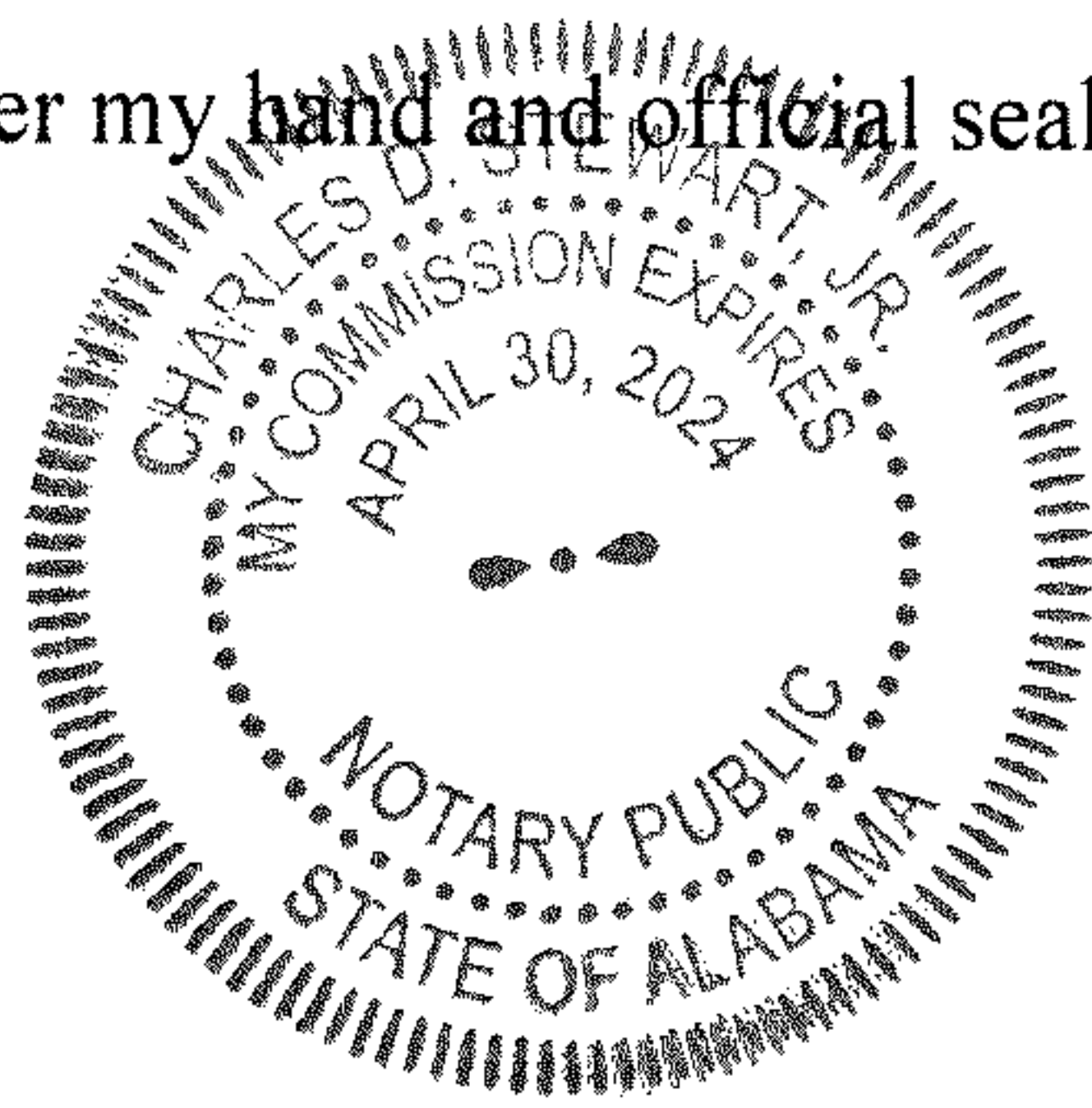
MICHAEL MCCRAW

STATE OF ALABAMA

COUNTY OF SHELBY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that MICHAEL MCCRAW 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 3<sup>rd</sup> day of March, 2021.



Notary Public

Print Name:

Commission Expires:

4-30-24



Filed and Recorded  
Official Public Records  
Judge of Probate, Shelby County Alabama, County  
Clerk  
Shelby County, AL  
03/08/2021 03:53:20 PM  
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Allen S. Bayl