

Send tax notice to:
KEITH J CARREKER
1037 ROYAL MILE
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
Shelby COUNTY

2021388T

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of One Million Eighty-Five Thousand and 00/100 Dollars (\$1,085,000.00) the amount which can be verified in the Sales Contract between the two parties in hand paid to the undersigned, **ROBERT AJAM, AS SINGLE INDIVIDUAL** whose mailing address is: 2716 HANOVER CIRCLE S, BIRMINGHAM, AL 35205 (hereinafter referred to as "Grantors") by **KEITH J CARREKER and ALICE AMANDA POPE** whose property address is: **1037 ROYAL MILE, 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 709, according to the survey of Greystone Legacy, 7th Sector, as recorded in Map Book 30, page 43 A, B & C, in the Probate Office of Shelby County, Alabama.

SUBJECT TO:

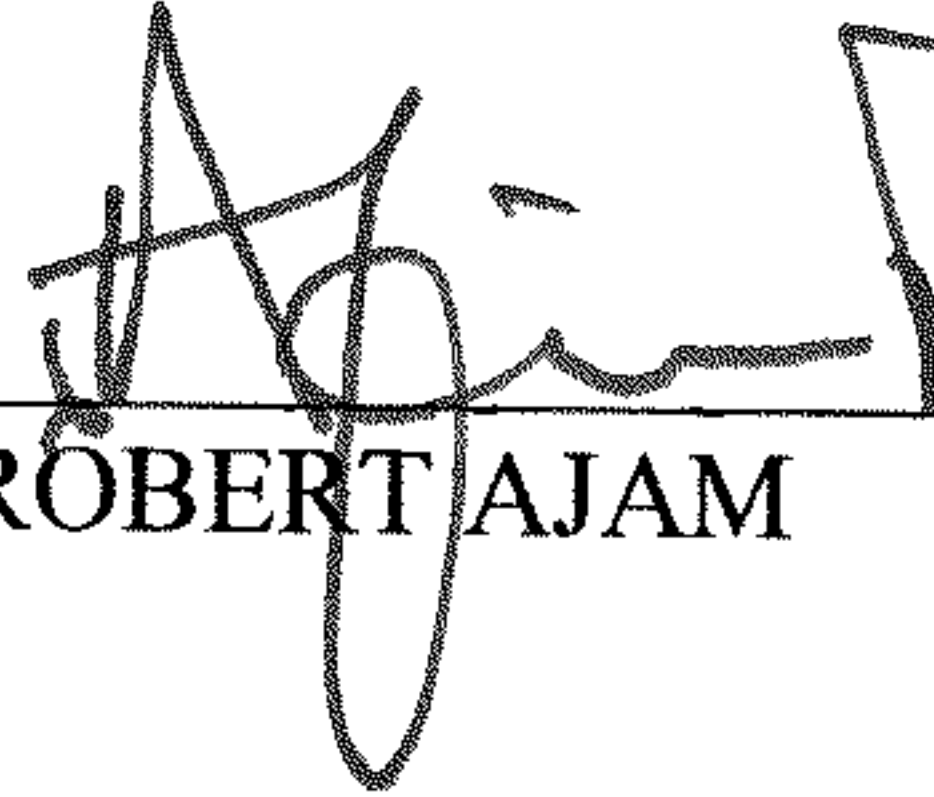
1. Taxes for the year beginning October 1, 2020 which constitutes a lien but are not yet due and payable until October 1, 2021.
2. Restrictions, public utility easements, and building setback lines as shown on recorded map and survey of Greystone Legacy, 7th Sector, as recorded in Map Book 30, page 43 A, B & C, 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 public records, including those recorded in Book 60, Page 260, Book 121, Page 294 and Book 261, page 494
4. Articles of Incorporation of Greystone Legacy Homeowners' Association, Inc. recorded in Instrument #1999-50982 and Instrument #20061113000554900.
5. Covenants, Conditions and Restrictions as recorded in Instrument #1999-50995, Instrument #20030220000107790 and Instrument #20070810000376920.
6. Covenant and Agreement for Water Service recorded in Book 235, Page 574,

\$425,000.00 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.

14th IN WITNESS WHEREOF, said Grantor, has hereunto set his/her hand and seal this the day of May, 2021.

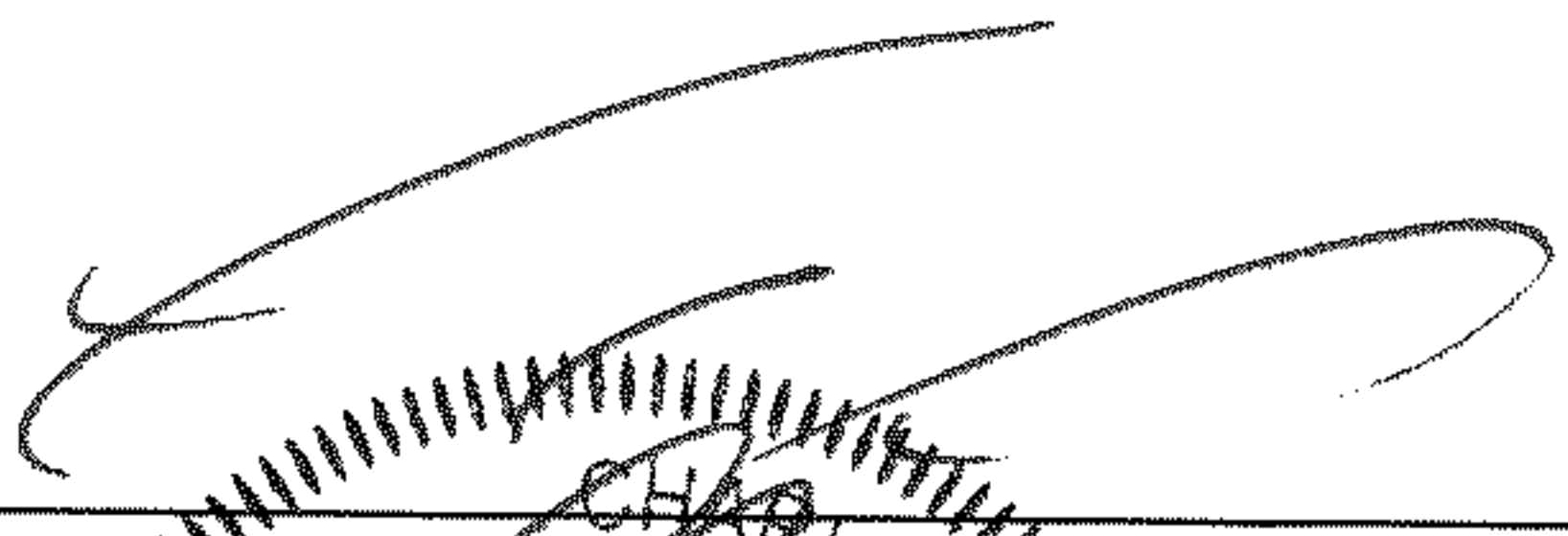

ROBERT AJAM


STATE OF ALABAMA

COUNTY OF SHELBY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that ROBERT AJAM 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 14th day of May, 2021.


Notary Public
Print Name: Charles D. Temart Jr.
Commission Expires: April 30, 2024



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
05/17/2021 12:17:45 PM
\$1110.00 CHERRY
20210517000241900

Allen S. Bevil