

Send tax notice to:
Shannon Berg
1036 King Stables Circle
Hoover, AL 35242
CHL2100163

This instrument prepared by:
S. Kent Stewart
Stewart & Associates, P.C.
3595 Grandview Pkwy, #280
Birmingham, Alabama 35243

State of Alabama
County of Shelby

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS: That in consideration of **Five Hundred Eighty Thousand and 00/100 Dollars (\$580,000.00)** the amount which can be verified in the Sales Contract between the two parties in hand paid to the undersigned, **John W. Strauss and Heidi R. Strauss, husband and wife**, whose mailing address is:

1249 Cedar Creek Road, Sylacauga, AL 35151
(hereinafter referred to as "Grantor"), by **Shannon Perry Berg** (hereinafter referred to as "Grantee"), the receipt and sufficiency of which are hereby acknowledged, Grantor does, by these presents, grant, bargain, sell, and convey unto Grantee, the following described real estate situated in Shelby County, Alabama, to-wit:

Lot 9, according to the Survey of Greystone, 1st Sector, Phase VI, as recorded in Map Book 16, Page 63 in the Probate Office of Shelby County, Alabama; being situated in Shelby County, Alabama.

Together with the non-exclusive easements 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 and First Amendment to Greystone Residential Declaration of Covenants, Conditions and Restrictions recorded in Real 346 Page 942 in the Probate Office. Subject to existing easements, current taxes, restrictions, set-back lines and rights of way, if any, of record.

Property address: 1036 King Stables Circle, Hoover AL 35242

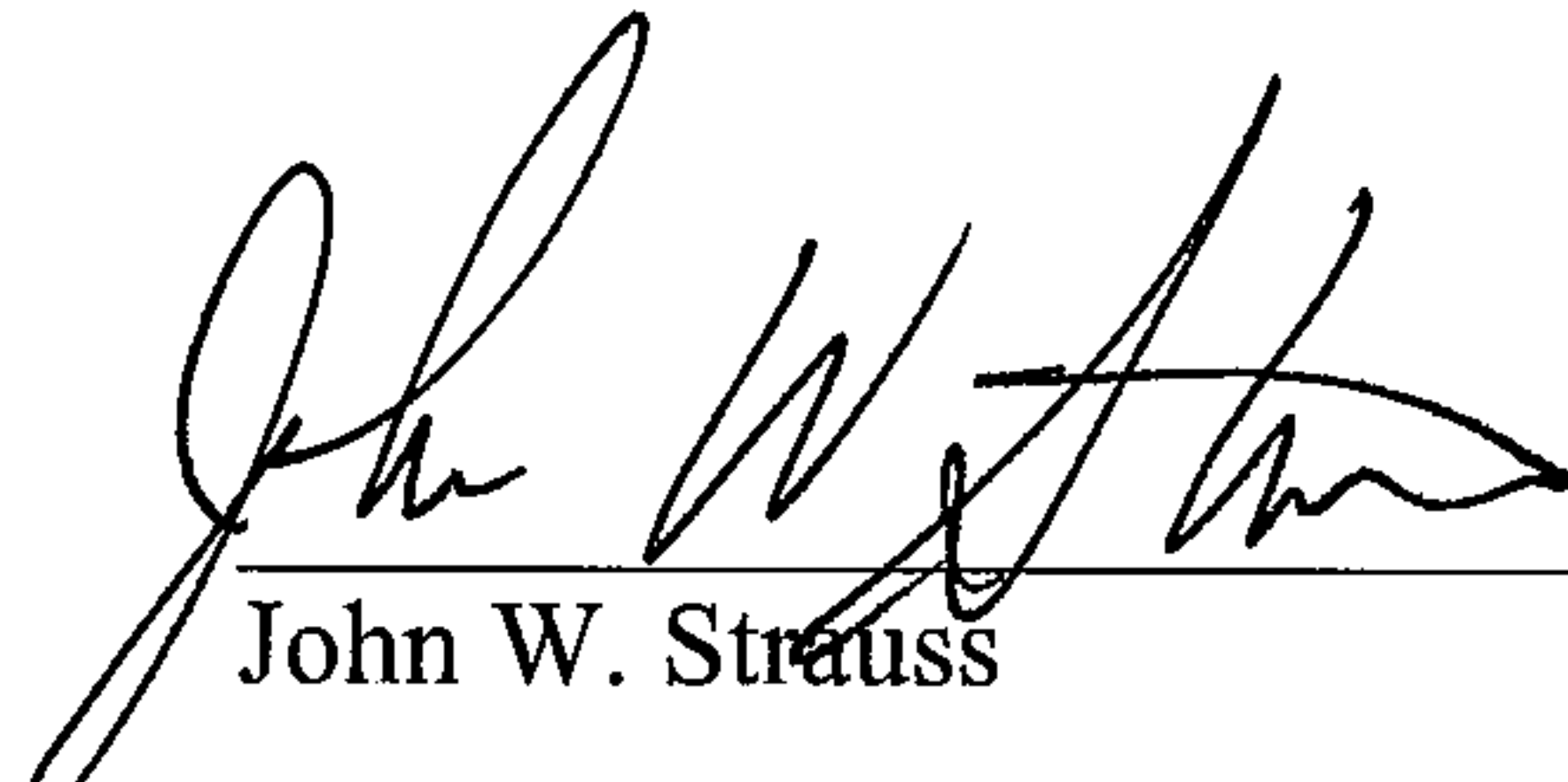
SUBJECT TO:
ADVALOREM TAXES DUE OCTOBER 01, 2020 AND THEREAFTER.
BUILDING AND SETBACK LINES, RESTRICTIONS, COVENANTS AND CONDITIONS
OF RECORD.
MINING AND MINERAL RIGHTS EXCEPTED.

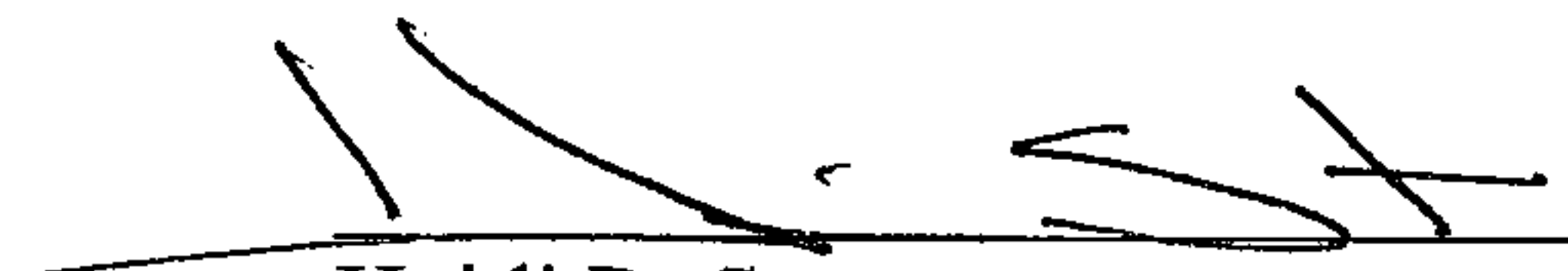
\$280,000.00 OF THE CONSIDERATION AS WAS PAID FROM THE PROCEEDS OF A
MORTGAGE LOAN.

TO HAVE AND TO HOLD to Grantee, her/his heirs, executors, administrators and
assigns forever.

The Grantor does for himself/herself, his/her heirs and assigns, covenant with Grantee, his/her heirs, executors, administrators and assigns, that he/she is lawfully seized in fee simple of said premises; that they are free from all encumbrances except as noted above; that he/she has a good right to sell and convey the same as aforesaid; and that he/she will, and his/her heirs, executors, administrators shall warrant and defend the same to the said Grantee, his/her heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, Grantor has set his/her signature and seal on this, the 2 day of June, 2021.

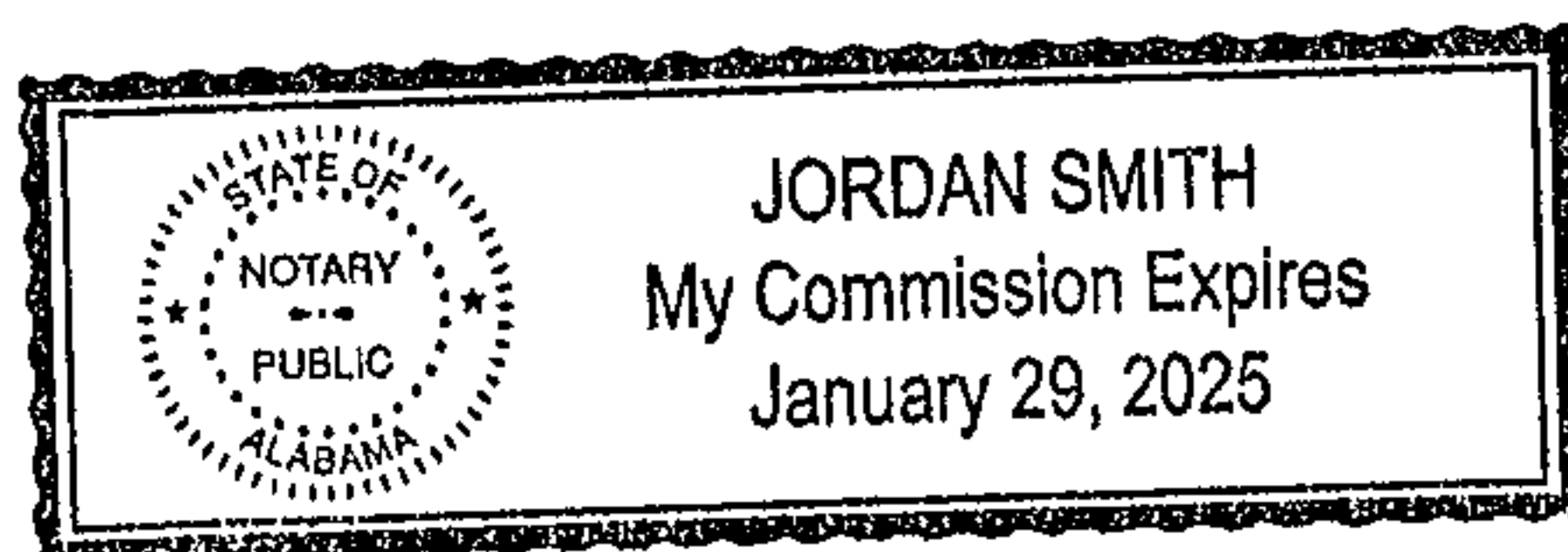

John W. Strauss


Heidi R. Strauss

STATE OF ALABAMA
COUNTY OF Shelby

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that John W. Strauss and Heidi R. Strauss, whose name is 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 executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this, the 2 day of June, 2021.




Notary Public
Print Name: Jordan Smith
Commission Expires: 1/29/25



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
06/03/2021 08:27:50 AM
\$325.00 BRITTANI
20210603000270570

Alvin S. Beal