

Send tax notice to:  
PAUL STEVEN KNOX  
4012 GREYSTONE DRIVE  
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

2021475

Shelby COUNTY

**WARRANTY DEED**

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of Nine Hundred Eighteen Thousand and 00/100 Dollars (\$918,000.00) the amount which can be verified in the Sales Contract between the two parties in hand paid to the undersigned, **LESLIE WALD DUPONT and CHRISTOPHER P DUPONT, WIFE AND HUSBAND** whose mailing address is: 4012 Greystone Drive, Hoover, Alabama 35242 (hereinafter referred to as "Grantors") by **PAUL STEVEN KNOX** whose property address is: **4012 GREYSTONE DRIVE, 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, the following described real estate situated in Shelby County, Alabama, to-wit:

**Lot 13, according to the Map and Survey of Greystone-1st Sector, 1st Phase, as recorded in Map Book 14, Page 91 A&B, in the Probate Office of Shelby County, Alabama.**

**Together with non-exclusive easement 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 Volume 317, Page 260, in the Probate Office of Shelby County, Alabama, and all improvements thereto (which, together with all amendments thereto, are hereinafter collectively referred to as the "Declaration")**

SUBJECT TO:

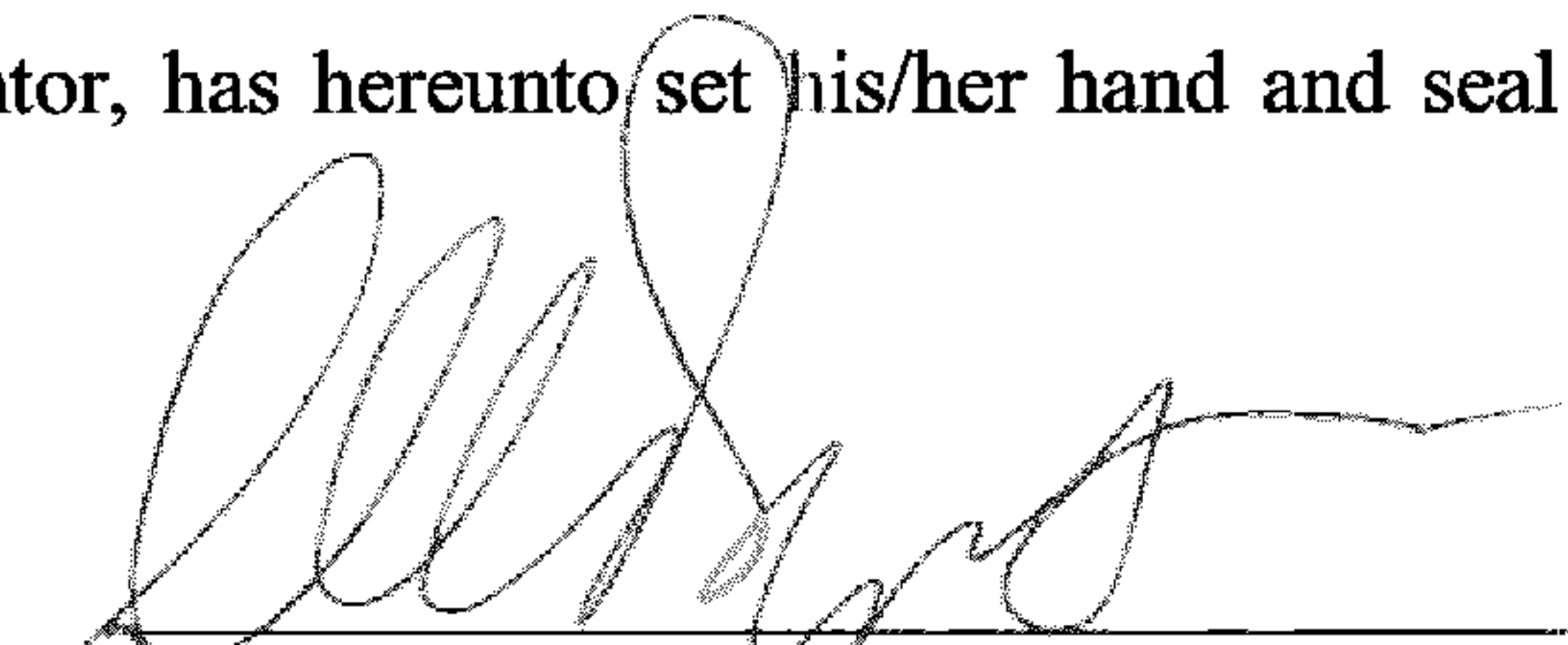
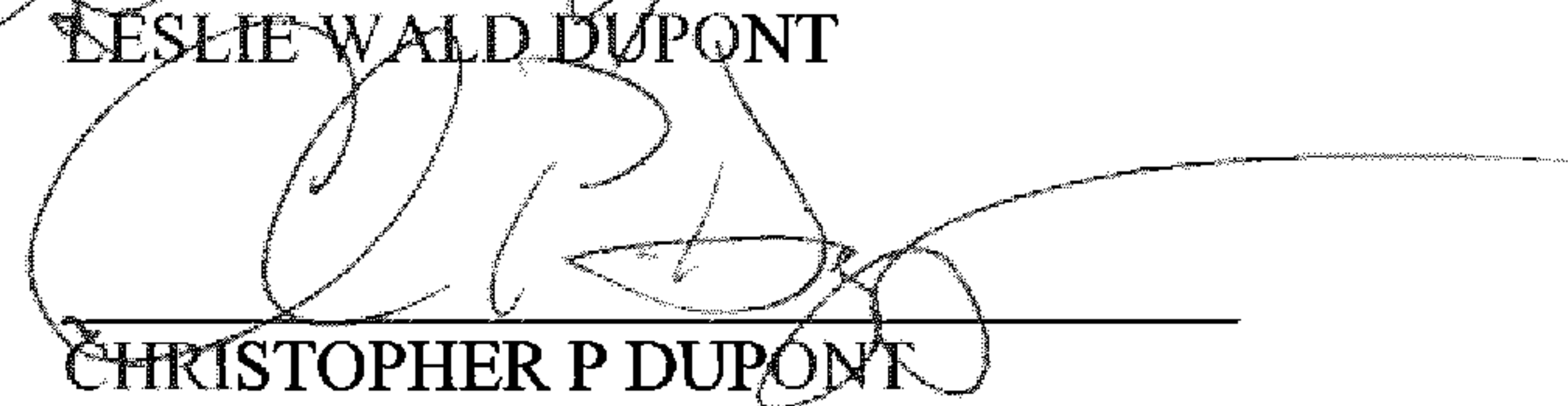
1. Taxes for the year beginning October 1, 2020 which constitutes a lien but are not yet due and payable until October 1, 2021.
2. Easement(s), building line(s) and restriction(s) as shown on the recorded map.
3. Title to all minerals within and underlying the premises, together with all mining rights and other rights, privileges and immunities relating thereto, including release of damages.
4. Restrictions appearing of record in Real Volume 316, Page 239; Real Volume 364, Page 396; Instrument No. 1994-32383; Real 324, Page 993; Shelby Real 317, Page 260 and Shelby Real 373, Page 850.
5. Right of way granted to Alabama Power Company recorded in Real Volume 333, Page 138.
6. Right of way granted to Shelby County, recorded in Instrument No. 2004-1570.

**\$734,400.00 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 2 day of July, 2021.

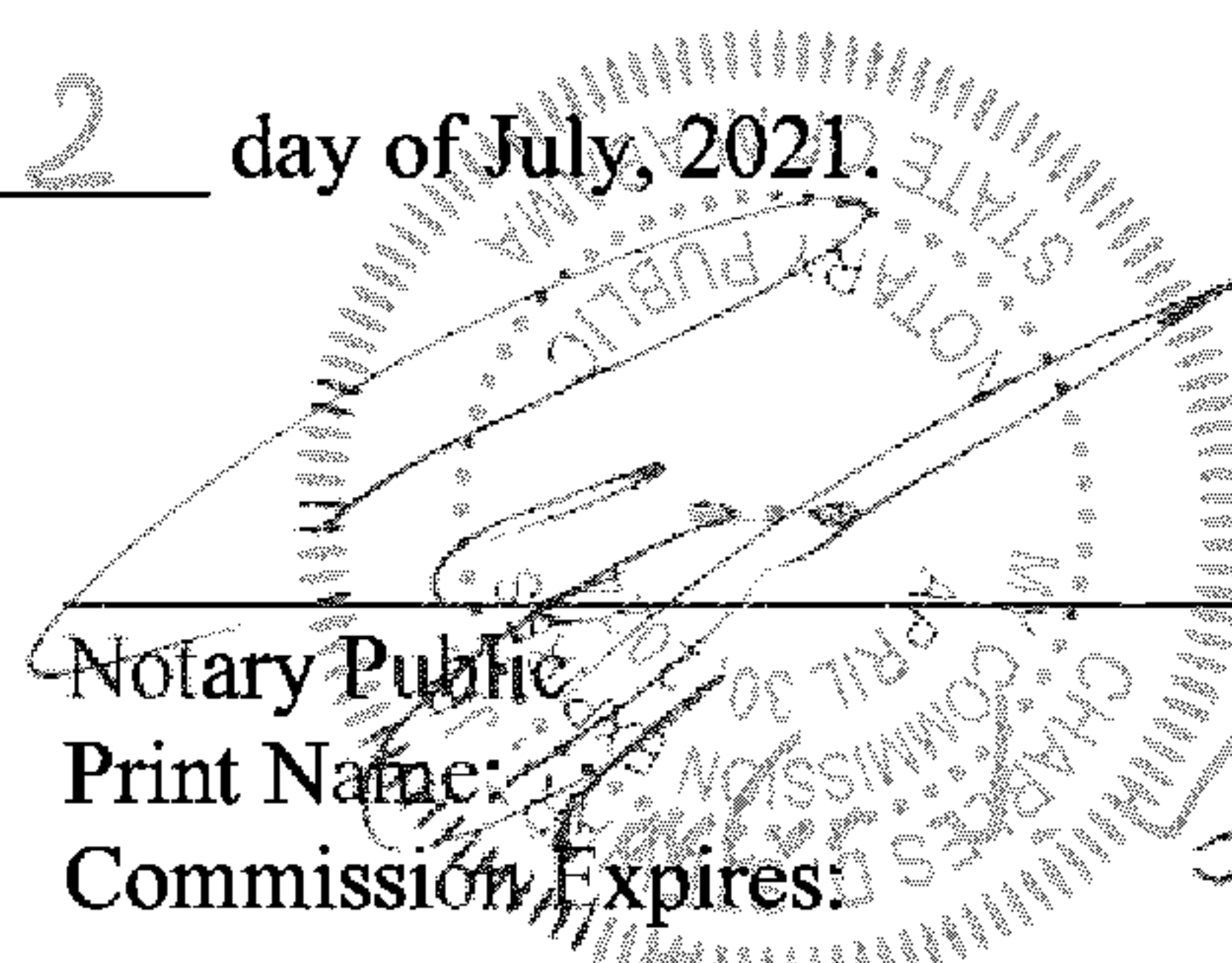
  
LESLIE WALD DUPONT  
  
CHRISTOPHER P DUPONT

STATE OF ALABAMA

COUNTY OF SHELBY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that LESLIE WALD DUPONT and CHRISTOPHER P DUPONT 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 2 day of July, 2021.

  
Notary Public  
Print Name: Charles E. L. L.  
Commission Expires: 4-30-24



Filed and Recorded  
Official Public Records  
Judge of Probate, Shelby County Alabama, County  
Clerk  
Shelby County, AL  
07/08/2021 12:07:09 PM  
\$209.00 CHERRY  
20210708000331460

*Allen S. Bayl*