

Send tax notice to:  
JOSEPH K. MELLISH  
1208 GREYSTONE COVE CIRCLE  
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

2021679

SHELBY COUNTY

**WARRANTY DEED**

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of Six Hundred Twenty Thousand and 00/100 Dollars (\$620,000.00) the amount which can be verified in the Sales Contract between the two parties in hand paid to the undersigned, **ABIGAIL MILLS BARROW and MICHAEL STEPHEN BARROW, II, WIFE AND HUSBAND**, whose mailing address is **141 SHOAL RIDGE DRIVE, LEEDS, ALABAMA 35094**, (hereinafter referred to as "Grantors") by **JOSEPH K. MELLISH and DESIREE RICHARDSON** whose property address is: **1208 GREYSTONE COVE CIRCLE, 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 4, according to the Amended Map of The Cove at Greystone, Phase I, as recorded in Map Book 26, page 39 A & B, 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. Easements, building lines and restrictions shown on recorded plat.
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, covenants and conditions as recorded in Deed Book 265 page 96.
5. Water Service Agreement as set out in Real 235 page 574; amended in Instrument No. 1993-20840 and Instrument No. 1992-20786.
6. Shelby Cable Agreement recorded in Real Book 350 page 545.
7. Drainage easement recorded in Instrument No. 1998-14857.
8. Rights of others to terms and conditions as set out in easement agreement recorded in Instrument 1998-18416.
9. Incorporation of The Cove of Greystone Homeowners' Association, Inc. recorded in Instrument 1998-38837; amended in Instrument No. 1998-38838.
10. Declaration of Restrictive Covenants of the Cove of Greystone as recorded in Instrument No. 1998-38836; Scriveners Affidavit recorded in Instrument No. 1998-41636.
11. 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 subject property, as shown by instruments recorded in Map Book 26 page 39 A & B in Probate Office.

- 12. Riparian and other rights created by the fact the subject property lies adjacent to North Lake at Greystone Owner's Association, Inc. and The Cove at Greystone Homeowners' Association, Inc., as set out in Instrument No. 1999-24249 and Instrument No. 1998-18416.
- 13. Rights of others to use of lake.
- 14. Agreement with The Cove Swim and Tennis Club as set out in Instrument No. 1999-400043.
- 15. Restrictions with Alabama Power Company, the City of Hoover, North Shelby Library and U.G. Distribution as recorded in Instrument No. 2000-11841.

\$548,250.00 OF THE CONSIDERATION AS WAS PAID FROM THE PROCEEDS OF A MORTGAGE LOAN.

TO HAVE AND TO HOLD unto the Grantees, their successors and assigns forever.

The Grantors do for themselves, their successors and assigns, covenant with the Grantees, their successors and assigns, that they are lawfully seized in fee simple of said premises; that they are free from all encumbrances, except as shown above; that they have a good right to sell and convey the same as aforesaid; and that they will, and their 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 Grantors, have hereunto set their hand and seal this the 31<sup>st</sup> day of August, 2021.

Abigail Mills Barrow  
ABIGAIL MILLS BARROW

Michael Stephen Barrow, II  
MICHAEL STEPHEN BARROW, II

STATE OF ALABAMA  
COUNTY OF SHELBY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that ABIGAIL MILLS BARROW and MICHAEL STEPHEN BARROW, II whose names are signed to the foregoing instrument, and who are known to me, acknowledged before me on this day, that, being informed of the contents of the said instrument, they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this the 31<sup>st</sup> day of August, 2021.

Charles J. Stewart, Jr.  
Notary Public  
Print Name: Charles J. Stewart, Jr.  
Commission Expires:

8-30-24



Filed and Recorded  
Official Public Records  
Judge of Probate, Shelby County Alabama, County  
Clerk  
Shelby County, AL  
09/01/2021 01:52:35 PM  
\$97.00 JOANN  
20210901000427440

Allie S. Boyd