

Send tax notice to:
BEN E LAVENDER, III
8121 CASTLEHILL ROAD
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

2021739

Shelby COUNTY

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of Eight Hundred Three Thousand and 00/100 Dollars (\$803,000.00) the amount which can be verified in the Sales Contract between the two parties in hand paid to the undersigned, **SHAY MORGAN and STEVEN C MORGAN, WIFE AND HUSBAND** whose mailing address is: 1504 Greystone Parc Cr, Birmingham, AL 35242 (hereinafter referred to as "Grantors") by **BEN E LAVENDER, III and ASHLEY MICHELE LAVENDER** whose property address is: **8121 CASTLEHILL ROAD, 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, as joint tenants with right of survivorship, the following described real estate situated in Shelby County, Alabama, to-wit:

Lot 48, according to the Map and Survey of Greystone 7th Sector, Phase 1, as recorded in Map Book 18, Page 12- A, B & C in the Probate Office of Shelby County, Alabama

SUBJECT TO:

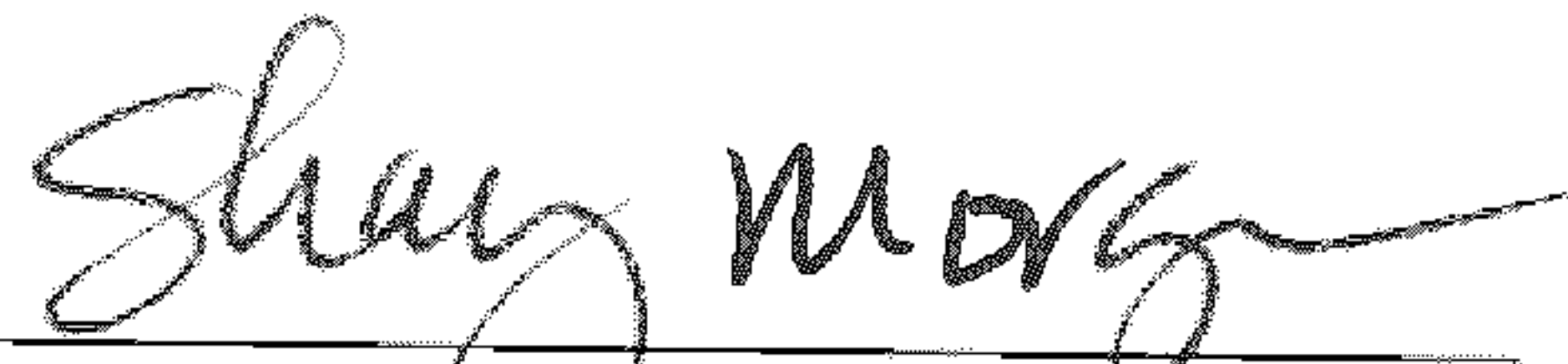

1. Taxes for the year beginning October 1, 2020 which constitutes a lien but are not yet due and payable until October 1, 2021.
2. Easement(s), building line(s) and restriction(s) as shown on recorded map.
3. Reciprocal Easement Agreement recorded in Book 312, Page 374 and amended In Book 317, Page 253.
4. Recorded Subdivision Map, as recorded in Map Book 18, Page 120 A, B & C, contains on the face of same a statement pertaining to natural lime sinks.
5. Restrictions and covenants appearing of record in Inst. No. 1994-23329; Inst. No.1994-35681; Shelby Real 317, Page 260; Inst. No. 1994-26939; Book 316, Page 239; Book 346, Page 942; Book 378, Page 904.
6. Easement to Alabama Power Company as recorded in Inst. No. 1998-17705.
7. Declaration of Watershed Protective Covenants for Greystone Development as recorded in Inst. No. 2000-17644 and amended in Inst. No.. 20021002000476370.
8. 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.

\$548,250.00 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.

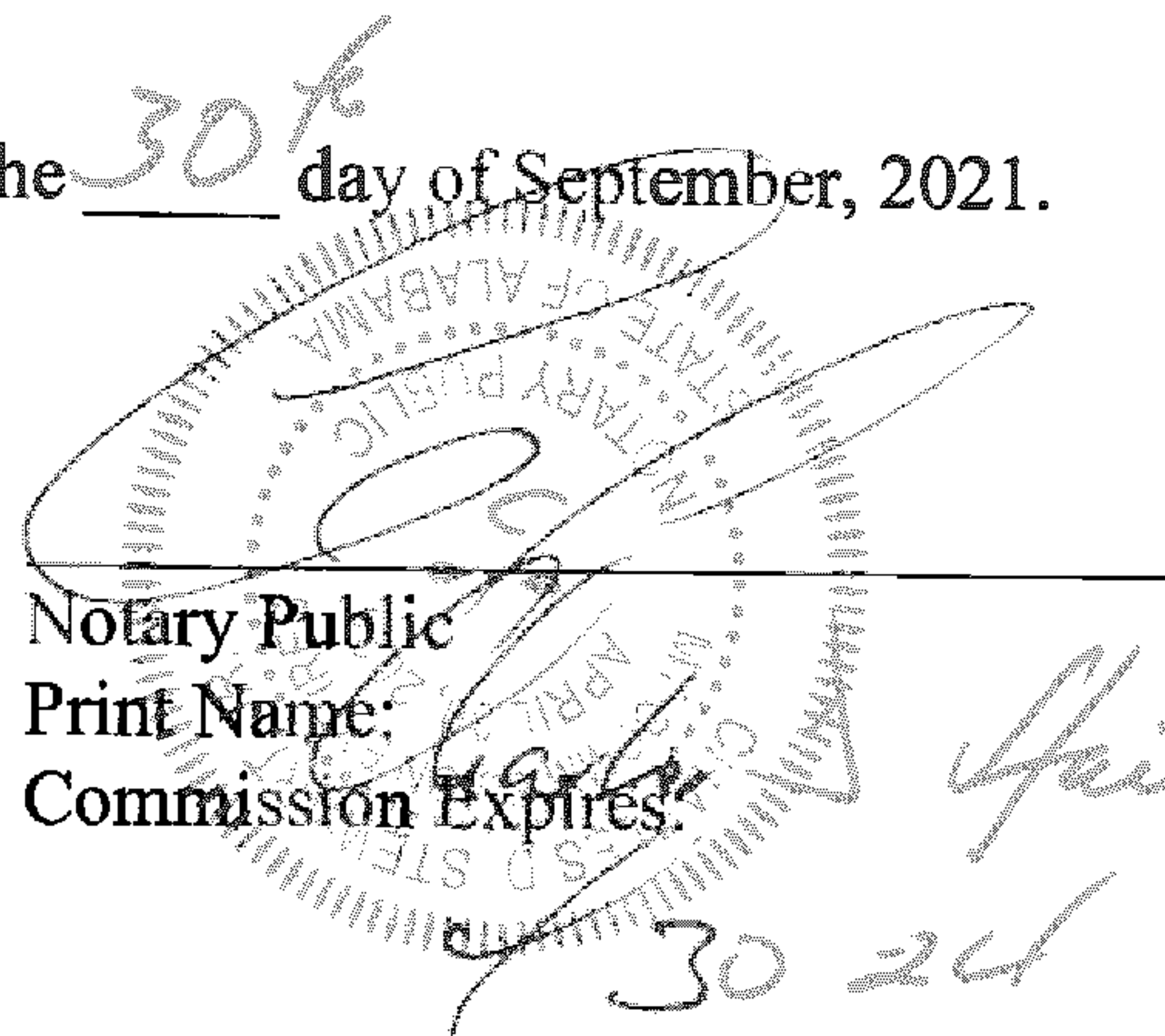
IN WITNESS WHEREOF, said Grantor, has hereunto set his/her hand and seal this the 30th day of September, 2021.

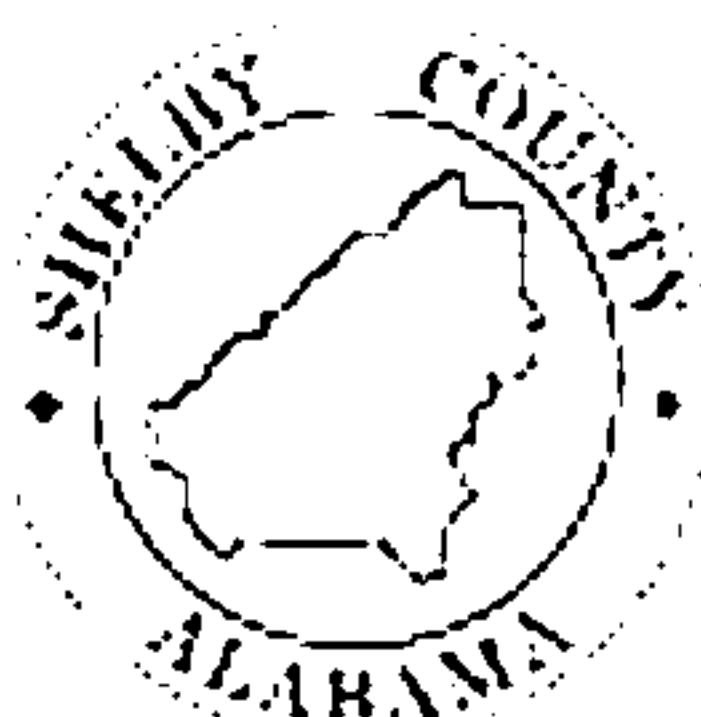

SHAY MORGAN

STEVEN C MORGAN

STATE OF ALABAMA
COUNTY OF SHELBY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that SHAY MORGAN and STEVEN C MORGAN 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 30th day of September, 2021.


Notary Public
Print Name: David J. Morgan
Commission Expires: 30 24



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
10/04/2021 11:59:15 AM
\$280.00 BRITTANI
20211004000482470

