

Send tax notice to:  
THOMAS C BARGERON  
122 GREYSTONE GLEN 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  
SHELBY COUNTY

2021814

**WARRANTY DEED**

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of Three Hundred Ninety-Six Thousand Nine Hundred and 00/100 Dollars (\$396,900.00) the amount which can be verified in the Sales Contract between the two parties in hand paid to the undersigned, **JESSICA DOANE, AN UNMARRIED INDIVIDUAL**, whose mailing address is **157 CANTERBURY LANE, FORT GAY, WV 25514** (hereinafter referred to as "Grantor") by **THOMAS C BARGERON and RITA W BARGERON** whose property address is: **122 GREYSTONE GLEN 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, as joint tenants with right of survivorship, the following described real estate situated in Shelby County, Alabama, to-wit:

Lot 6-B, according to the Resurvey of Lots 6, 7 and 7A of The Glen at Greystone, Sector One, as recorded in Map Book 18, page 131, 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. Building line(s) as shown by recorded map.
3. Easement(s) as shown by recorded map.
4. Restrictions as shown by recorded map.
5. Mineral and mining rights and rights incident thereto recorded in Deed Book 121, page 294 and Deed Book 60, page 260, in the Probate Office of Shelby County, Alabama.
6. Easement to Alabama Power Company recorded in Real 386, page 389 and Instrument 1992-26824, in the Probate Office of Shelby County, Alabama.
7. Terms and conditions of Agreement between Daniel Oak Mountain Limited and Greystone Close Development, recorded in Real 346, page 391, in the Probate Office of Shelby County, Alabama.
8. Rights of others to use of Hugh Daniel Drive as described in Instrument recorded in Deed Book 301, page 799, in the Probate Office of Shelby County, Alabama.
9. Covenant and Agreement for Water Service as set out in agreement recorded in Real 235, page 574, in the Probate Office of Shelby County, Alabama.
10. Amended and Restated Restrictive Covenants appearing of record in Real 265, page 96, in the Probate Office of Shelby County, Alabama.
11. Greystone Close Department Declaration of Covenants, Conditions, and Restrictions appearing of record in Real 346, page 873; First Amendment as recorded in Real 380, page 635; Second Amendment as recorded in Instrument 1993-29620; Third Amendment as recorded in Instrument 1995-16399; Fourth Amendment as recorded in Instrument 2001-57315 and Fifth Amendment as recorded in Instrument 20040521000271300, in the Probate Office of Shelby County, Alabama.

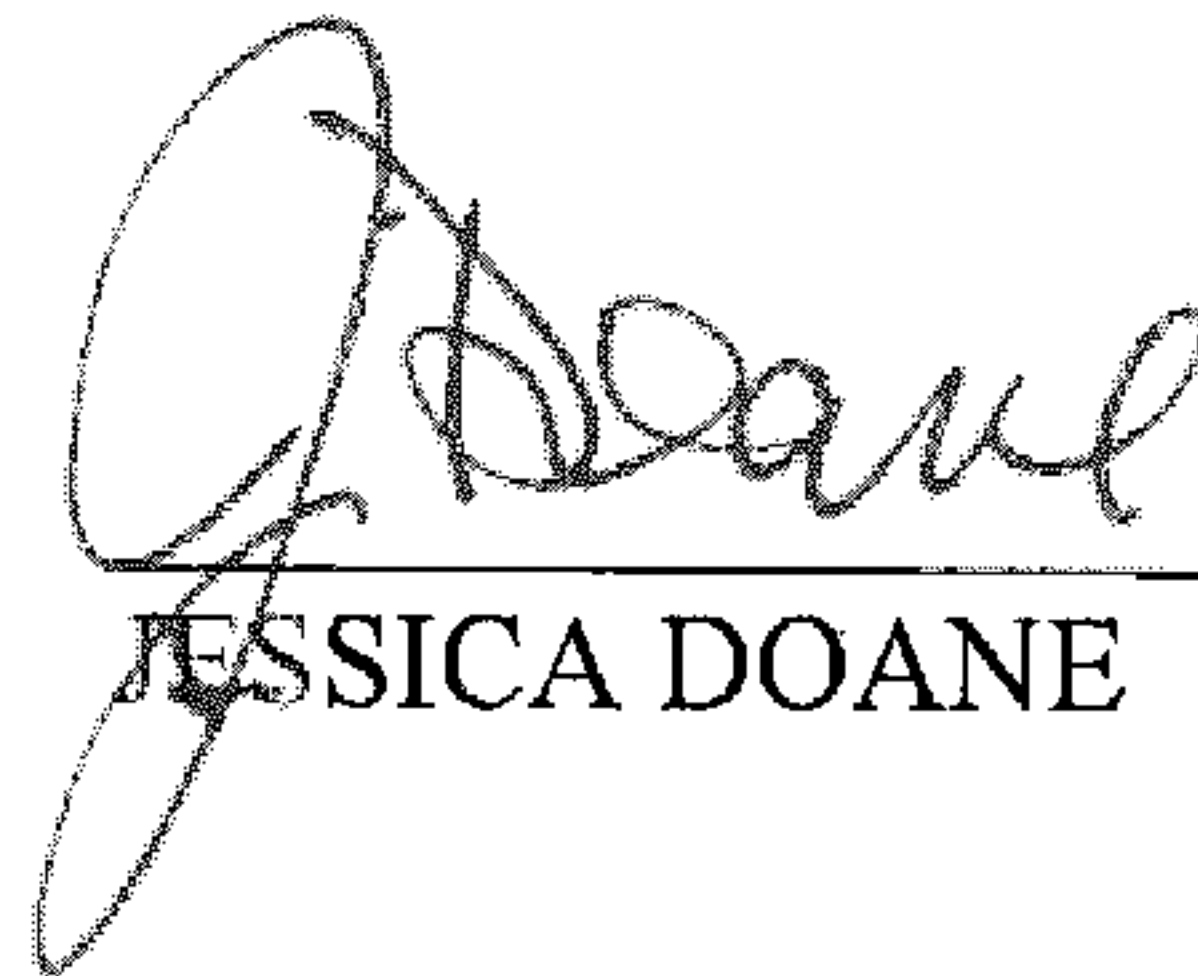


12. Reciprocal Easement Agreement as recorded in Deed Book 346, page 848; First Amendment as recorded in Deed Book 380, page 639; Second Amendment as recorded in Instrument 1993-29620; Third Amendment as recorded in Instrument 1995-16399; Fourth Amendment as recorded in Instrument 2001-57315 and Fifth Amendment as recorded in Instrument 20040621000271300, in the Probate Office of Shelby County, Alabama.
13. Powers and provisions as set out in the Articles of Incorporation of Greystone Close Owners Association Inc as recorded in Misc. Volume 44, page 454, in the Probate Office of Shelby County, Alabama, together with the By-Laws of said corporation as they currently exist and are from time to time amended.
14. Notice regarding availability of Sanitary Sewer Service in favor of SWWC Utilities, Inc. as recorded in Instrument 20131204000469370 in the Probate Office of Shelby County, Alabama.
15. Agreement with Shelby Cable, Inc. recorded in Instrument Real 350, page 545, in the Probate Office of Shelby County, Alabama.

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

The Grantor does for itself, its successors and assigns, covenant with the Grantees, their successors and assigns, that it is lawfully seized in fee simple of said premises; that it is 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.

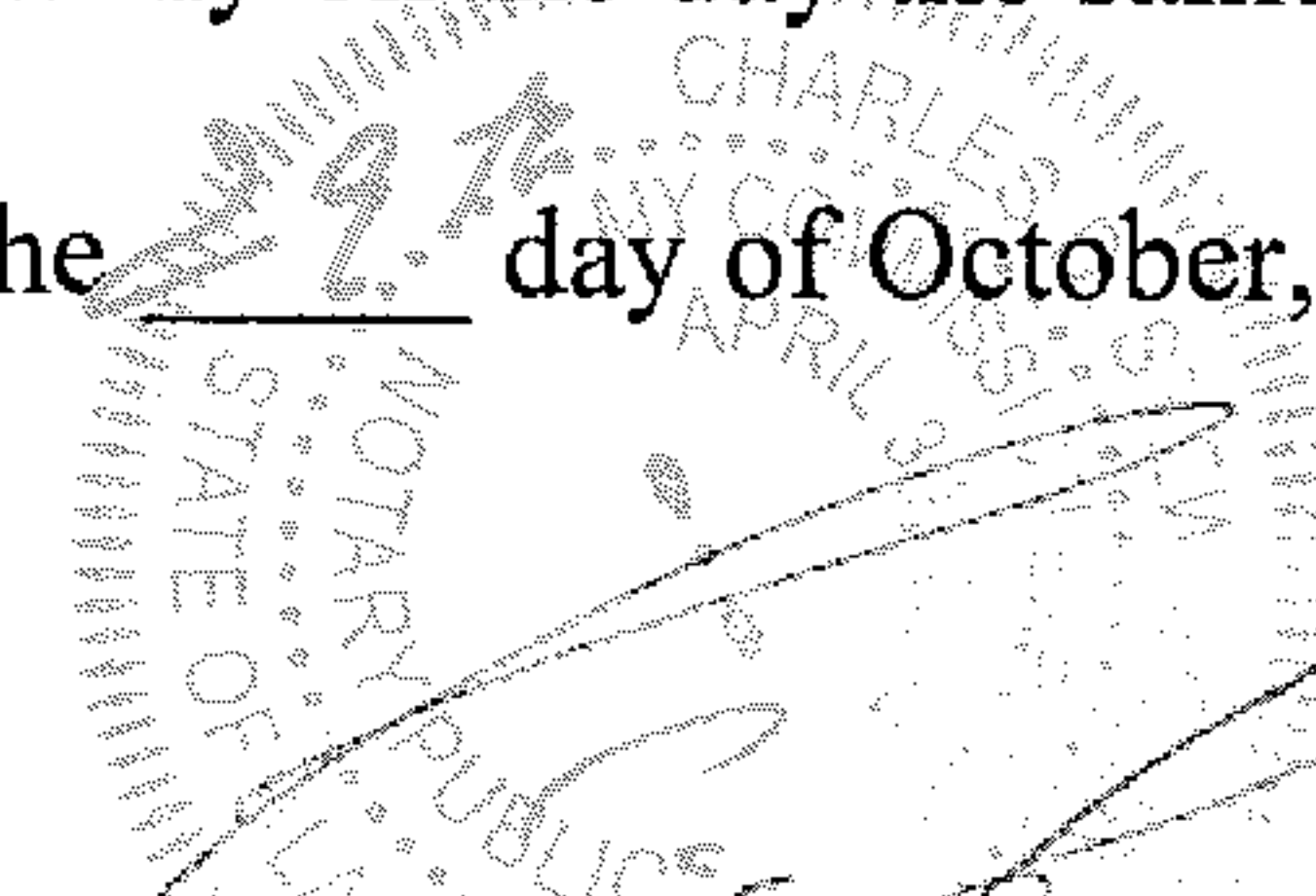
IN WITNESS WHEREOF, said Grantor, has hereunto set her hand and seal this the 29<sup>th</sup> day of October, 2021.

  
JESSICA DOANE

STATE OF ALABAMA  
COUNTY OF SHELBY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that JESSICA DOANE whose name is signed to the foregoing instrument, and who is known to me, acknowledged before me on this day, that, being informed of the contents of the said instrument, she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this the 29<sup>th</sup> day of October, 2021.

  
Notary Public  
Print Name: Charles S. Haworth, Jr.  
Commission Expires: 4-30-25



Filed and Recorded  
Official Public Records  
Judge of Probate, Shelby County Alabama, County  
Clerk  
Shelby County, AL  
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Allen S. Bayl