

Send tax notice to:  
DARRELL WILLIAM LANSDEN, JR  
1020 ROYAL MILE  
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

2021866

SHELBY COUNTY

**WARRANTY DEED**

KNOW ALL MEN BY THESE PRESENTS:

That is consideration of One Million Three Hundred Forty Thousand and 00/100 Dollars (\$1,340,000.00) the amount which can be verified in the Sales Contract between the two parties in hand paid to the undersigned, **CHARLES A CAWTHORNE, AS TRUSTEE OF THE CHARLES A CAWTHORNE REVOCABLE TRUST DATED AUGUST 3, 2000,** whose <sup>36830</sup> mailing address is 2609 Carrington Court, Auburn, AL (hereinafter referred to as "Grantor") by **DARRELL WILLIAM LANSDEN, JR** whose property address is: **1020 ROYAL MILE, HOOVER, AL, 35242** (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 734, according to the Survey of Greystone Legacy, 7th Sector as recorded in Map Book 30, Pages 43 A, B and C, in the Probate Office of SHELBY County, Alabama.**

SUBJECT TO:

1. Taxes for the year beginning October 1, 2021 which constitutes a lien but are not due and payable until October 1, 2022.
2. Easements, building line and restrictions as shown on recorded map.
3. Restrictions and covenants appearing of record in Inst. No. 2001-48193 and Inst. No. 2002-40139.
4. Greystone Legacy Declaration of Covenants, Conditions and Restrictions as set out in Instrument recorded in Inst. No. 1999-50995.
5. Access easement agreement as recorded in Inst. No. 1999-12253.
6. Easement agreement as recorded in Inst. No. 1999-12254.
7. Access easement agreement and right of first refusal agreement dated February 2, 1999 and recorded in Inst. No. 1999-7167, by and between Greystone Development Company, LLC and Gilbert Family Partnership, Ltd., Roy W. Gilbert, Jr. and wife, Judith L. Gilbert, Roy W. Gilbert, Jr. and wife, Judith L. Gilbert, Roy W. Gilbert, III and wife, Sharon R. Gilbert.
8. Easement granted to Alabama Power Company for electrical power as set out in Real 133 page 551, Deed Book 246 page 848 and Real 142 page 188.
9. 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.
10. Declaration of use restrictions between Greystone Development Company, LLC, Stillmeadow Farm, Ltd and Walter Dixon, recorded in Inst. No. 1999-12251.

- 11. Transmission line permits to Alabama Power Company for electrical power as recorded in Deed Book 246 page 849 and Deed Book 138 page 588.
- 12. Right of way granted to South Central Bell for telephone services as recorded in Real 21 page 312.
- 13. Easement to Alabama Power Company for electrical power as recorded in Deed Book 351 page 1.

The Grantor does for itself, its successors and assigns, covenant with the Grantee, his heirs, executors, administrators 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 Grantee, its heirs, executors, administrators and assigns forever against the lawful claims of all persons.

IN WITNESS WHEREOF, the said Grantor, CHARLES A CAWTHORNE, TRUSTEE OF THE CHARLES A CAWTHORNE REVOCABLE TRUST DATED AUGUST 3, 2000, who is authorized to execute this conveyance, has hereunto set its signature and seal on this the 10<sup>th</sup> day of November, 2021.

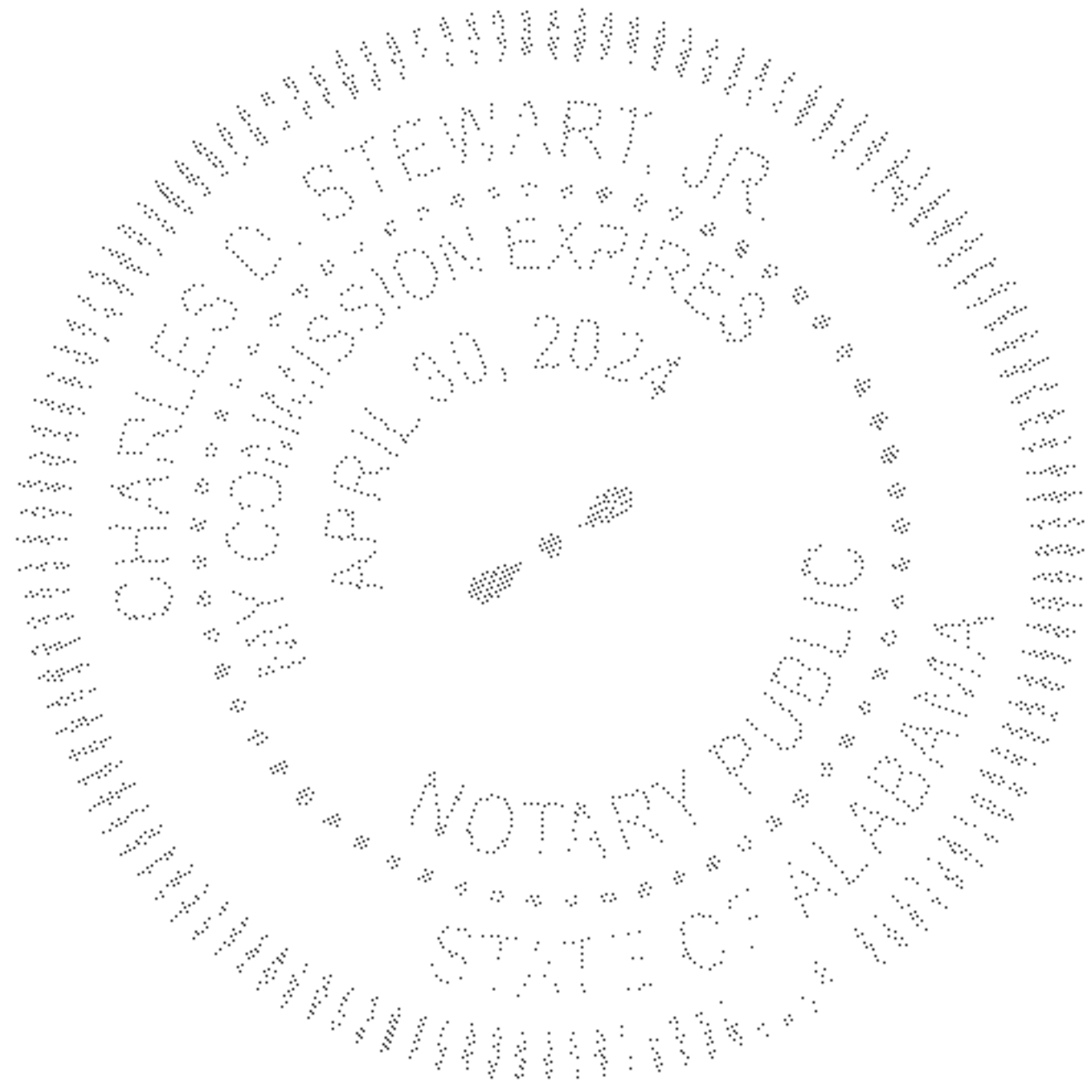
CHARLES A CAWTHORNE REVOCABLE  
TRUST DATED AUGUST 3, 2000

BY: Charles A. Cawthorne, Trustee  
CHARLES A CAWTHORNE, TRUSTEE

STATE OF ALABAMA  
COUNTY OF SHELBY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that ,CHARLES A CAWTHORNE,whose name as TRUSTEE OF THE CHARLES A CAWTHORNE REVOCABLE TRUST DATED AUGUST 3, 2000, 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 and with full authority, he executed the same voluntarily for and as an act of said Trust.

Given under my hand and official seal this the 10<sup>th</sup> day of November, 2021.



Notary Public  
Print Name: Charles D Stewart, Jr  
Commission Expires: 4/30/24



Filed and Recorded  
Official Public Records  
Judge of Probate, Shelby County Alabama, County  
Clerk  
Shelby County, AL  
11/10/2021 02:05:02 PM  
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Allie S. Boyd