

Send tax notice to:
DON D DUVALL
5103 GREYSTONE WAY
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
Shelby COUNTY

2021810

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of Seven Hundred Thirty-Two Thousand and 00/100 Dollars (\$732,000.00) the amount which can be verified in the Sales Contract between the two parties in hand paid to the undersigned, **JEFFREY WALDMAN and WENDY JILL WALDMAN, HUSBAND AND WIFE** whose mailing address is: 4720 Colomade Place Apt 214 Brandon, AL 35243 (hereinafter referred to as "Grantors") by **DON D DUVALL and GAYLA DUVALL** whose property address is: **5103 GREYSTONE WAY, 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 38, according to the Survey of Greystone-4th Sector, as recorded in Map Book 16. Page 89 A, B & C in the Probate Office of Shelby County, Alabama; being situated in Shelby County, Alabama.

Together with the nonexclusive easement to use that 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 317, page 260 in the Probate Office of Shelby County, Alabama (which together with all amendments thereto, is hereinafter collectively referred to as the "Declaration").

SUBJECT TO:

1. Taxes for the year beginning October 1, 2021 which constitutes a lien but are not yet due and payable until October 1, 2022.
2. Easement(s), building line(s) and restriction(s) as shown on recorded map.
3. Right-of-way granted to Alabama Power Company recorded In Instrument No. 1992-26822.
4. Restrictions and release of damages appearing of record in Instrument No. 1994-19222.
5. Greystone Residential Declaration of Covenants, Conditions and Restrictions recorded in Real 317, Page 260, amended by Real 319, Page 235 and by First Amendment to Restrictions, recorded in Real 346, Page 942; Second Amendment recorded in Real 378, Page 904; Third Amendment recorded in Real 397, Page 958; Fourth Amendment recorded in Instrument No. 1992-17890; Fifth Amendment recorded in Instrument No. 1993-3123; Sixth Amendment recorded in Instrument No. 1993-10163; Seventh Amendment recorded In Instrument No. 1993-16982; Eighth Amendment recorded in Instrument No. 1993-20968; Ninth Amendment recorded in Instrument No. 1993-32840; Tenth Amendment recorded in Instrument No. 1994-23329; Eleventh Amendment recorded in Instrument No. 1995-08111; Twelfth Amendment recorded In Instrument No. 1995-24267; Thirteenth Amendment recorded in Instrument No. 1995-34231; Fourteenth Amendment recorded in Instrument No. 1996-19880; Fifteenth Amendment recorded In Instrument No. 1996-37514; Sixteenth Amendment recorded in Instrument No. 1996-39737; Seventeenth Amendment recorded In Instrument No. 1997-02534; Eighteenth Amendment recorded in Instrument No. 1997-17533; Nineteenth Amendment recorded in Instrument No. 1997-30081; Twentieth Amendment recorded in Instrument No. 1997-38614; Twenty-First Amendment recorded In Instrument No. 1999-03331; Twenty-Second Amendment recorded in Instrument No. 1999-06309; Twenty-Third Amendment recorded In Instrument No. 1999-47817; Twenty-Fourth Amendment recorded In Instrument No. 2002-334280; Twenty-Fifth Amendment recorded In

Instrument No. 2003-6044430; Twenty-Sixth Amendment recorded in Instrument No. 2003-711520; Twenty-Seventh Amendment recorded in Instrument No. 2003-735510 and Twenty-Eighth Amendment recorded in Instrument No. 2004-271290 in the Probate Office of Shelby County, Alabama.

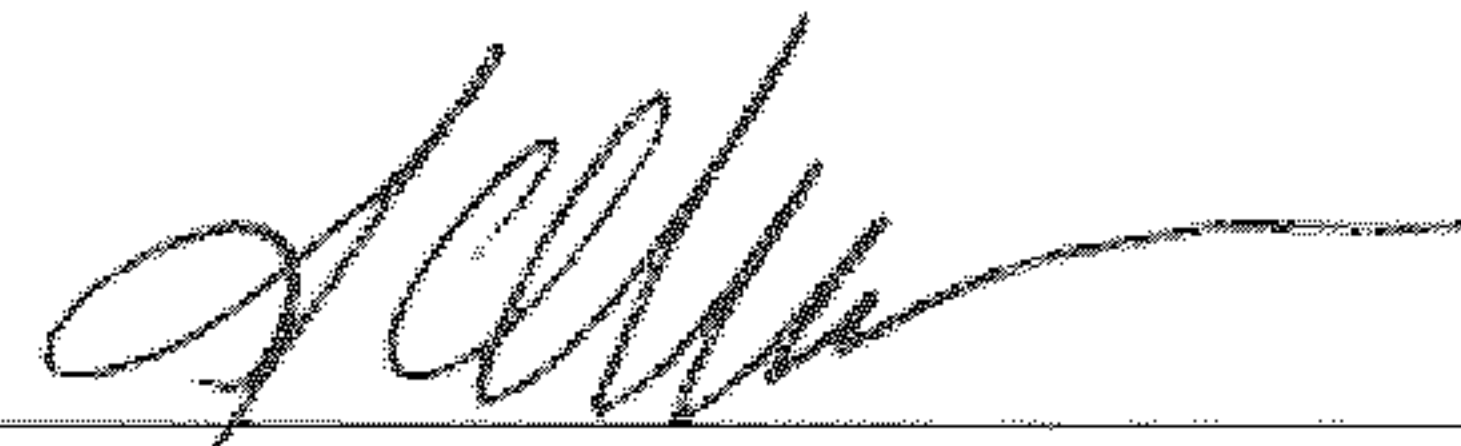
- 6. Right-of-way granted to Alabama Power Company recorded in Volume 109, Page 505; Volume 112, Page 517; Volume 305, Page 637 and Real 333, Page 138.
- 7. Rights of others for the use of Hugh Daniel Drive recorded in Deed Book 301, Page 799.
- 8. Covenants and agreement for water service recorded In Real 235, Page 574.
- 9. Reciprocal easement agreement pertaining to access and roadway easements as recorded in Real 312, Page 274 and amended by Real 317, Page 253.
- 10. Restrictions, reservations and easements appearing of record in Real 325. Page 120.
- 11. 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.
- 12. Sanitary Sewer Service with SWWC Utilities, Inc. recorded In Inst. No. 2013-469370.

\$585,600.00 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.

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

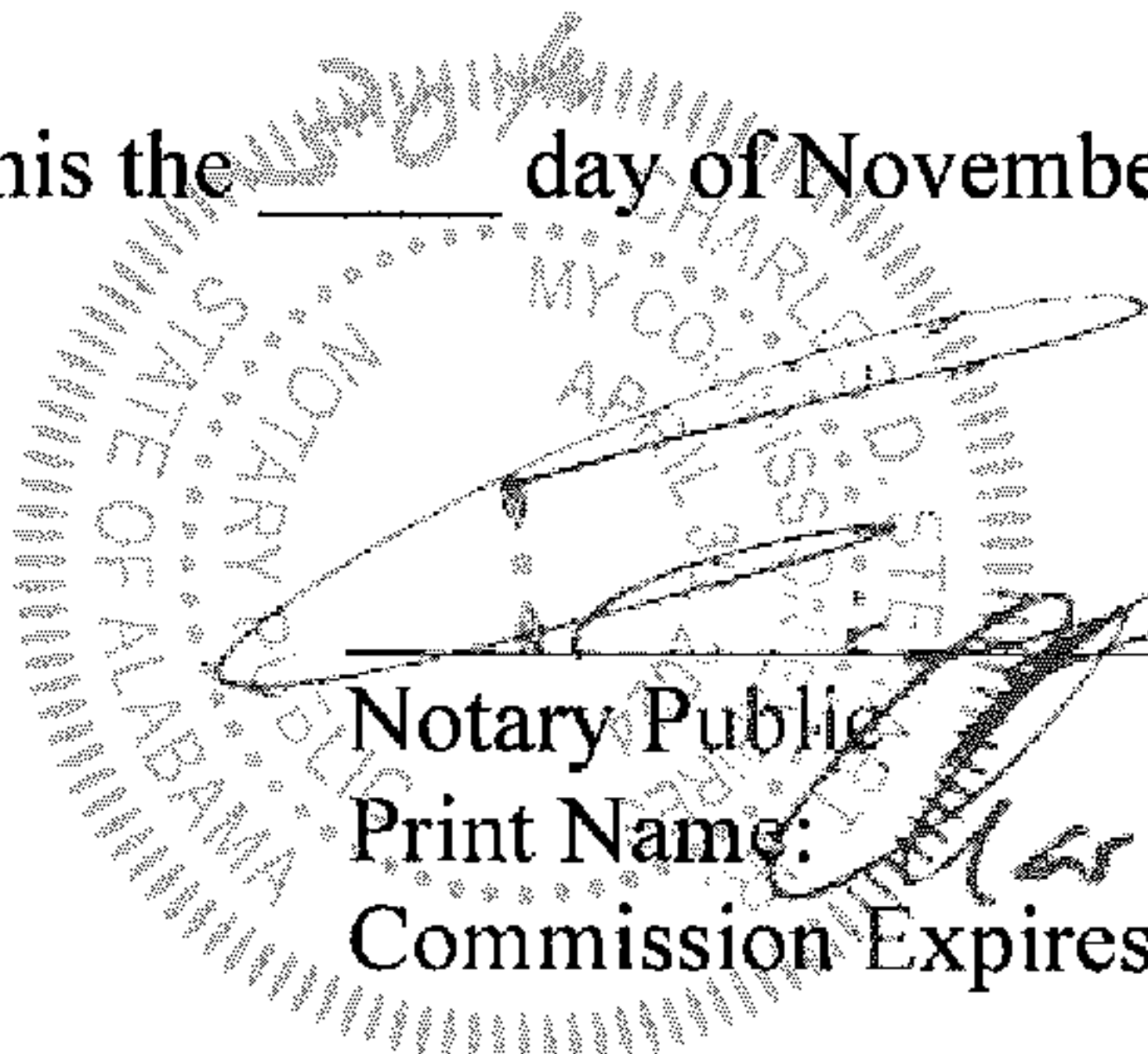

JEFFREY WALDMAN

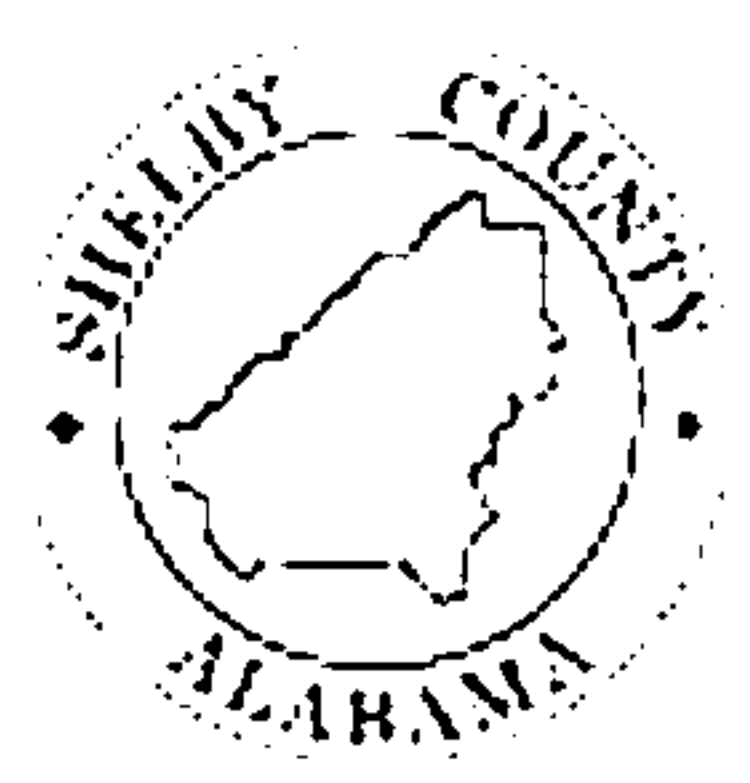
WENDY JILL WALDMAN

STATE OF ALABAMA
COUNTY OF SHELBY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that JEFFREY WALDMAN and WENDY JILL WALDMAN 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 day of November, 2021.


Notary Public
Print Name: Charles D. Stewart
Commission Expires: 4-30-24



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
12/03/2021 02:05:19 PM
\$171.50 JOANN
20211203000578670

