

Send tax notice to:  
BRAD LINDSEY  
1101 BERWICK ROAD  
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

2021879

Shelby COUNTY

**WARRANTY DEED**

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of Three Hundred Seventeen Thousand Five Hundred and 00/100 Dollars (\$317,500.00) the amount which can be verified in the Sales Contract between the two parties in hand paid to the undersigned, **SUSAN F PEEPLES and MATTHEW SCOTT PEEPLES, HUSBAND AND WIFE** whose mailing address is: 805A CASTLEHILL ROAD BIRMINGHAM AL 35212 (hereinafter referred to as "Grantors") by **BRAD LINDSEY and GRACE LINDSEY** whose property address is: **1101 BERWICK ROAD, 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 1, according to the Survey of Greystone Ridge Garden Homes, as recorded in Map Book 16, Page 31, 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 yet due and payable until October 1, 2022.
2. Easement(s), building line(s) and restriction(s) as shown on recorded map.
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 and covenants appearing of record in Inst. No. 1992-4720; Inst. No. 1995-14646; Inst. No. 1995-14647; Inst. No. 1995-21445 and Inst. No. 1994-16983.
5. Right-of-way granted to Alabama Power Company recorded in Inst. No. 1992-26820.

**\$0.00 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 3<sup>rd</sup> day of December, 2021.

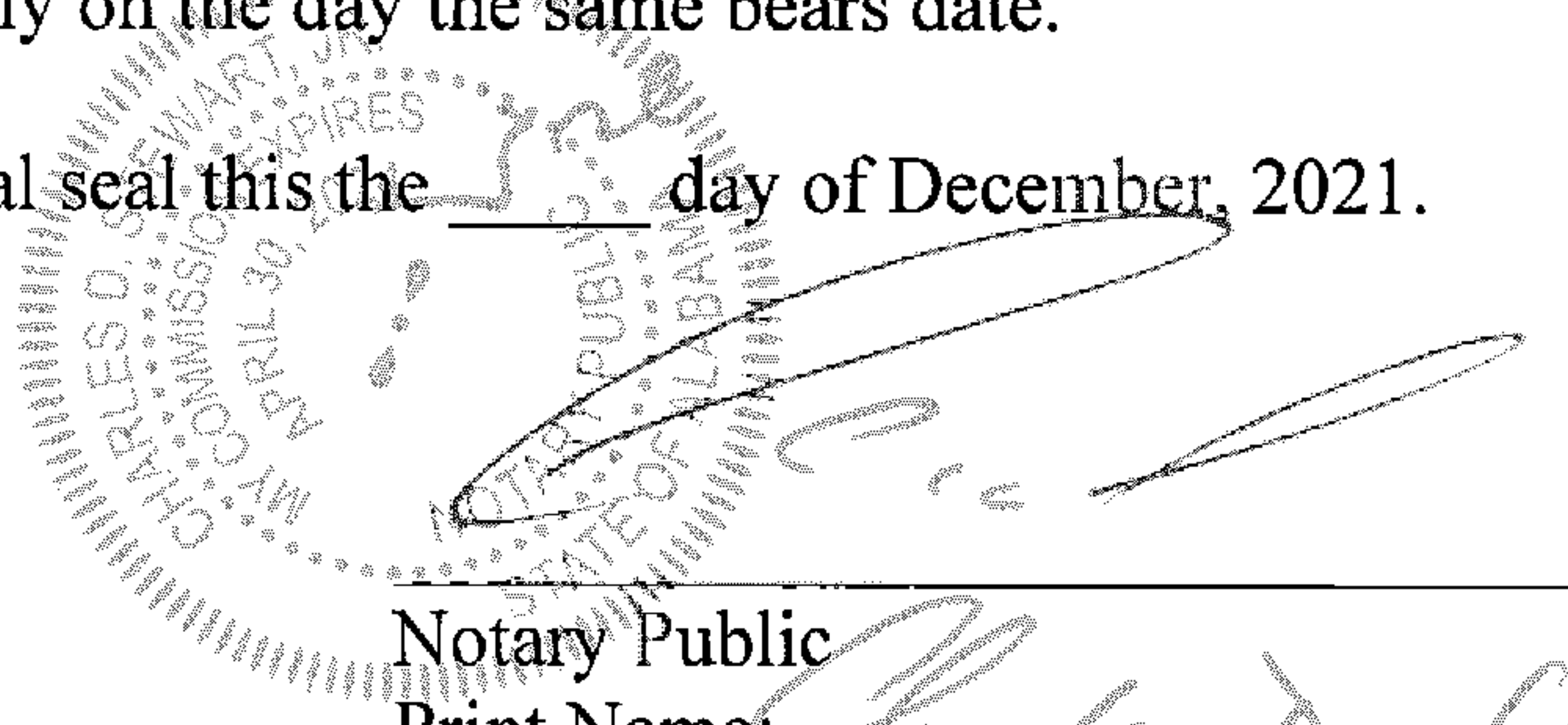
  
SUSAN F PEEPLES

  
MATTHEW SCOTT PEEPLES

STATE OF ALABAMA  
COUNTY OF SHELBY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that SUSAN F PEEPLES and MATTHEW SCOTT PEEPLES 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 3<sup>rd</sup> day of December, 2021.



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



Filed and Recorded  
Official Public Records  
Judge of Probate, Shelby County Alabama, County  
Clerk  
Shelby County, AL  
12/06/2021 08:57:24 AM  
\$342.50 JOANN  
20211206000579680

Allie S. Boyd