

Send tax notice to:
JOHN R DILLARD
4004 SHANDWICK LANE
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

2021806T

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of Six Hundred Thirty-Nine Thousand Fifty and 00/100 Dollars (\$639,050.00) the amount which can be verified in the Sales Contract between the two parties in hand paid to the undersigned, **JOSEPH LANCE SAUNDERS and HOLLY WHITE SAUNDERS, HUSBAND AND WIFE**, whose mailing address is 1199 Bernwick Rd, Hoover, AL 35242 (hereinafter referred to as "Grantors") by **JOHN R DILLARD and OLGA M DILLARD** whose property address is: **4004 SHANDWICK LANE, HOOVER, AL, 35242** hereinafter referred to as Grantees"), the receipt and sufficiency of which are hereby acknowledged, Grantors do 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 2, according to the Survey of Greystone, 1st Sector, Phase IV, as recorded in Map Book 15, Page 107, in the Probate Office of Shelby County, Alabama.

Together with the nonexclusive easement to use the private roadways, common areas, and Hugh Daniel Dr., as more particularly described in the Greystone Residential Declaration of Covenants, Conditions and Restrictions, dated 11/06/1990, and recorded in Real 317, page 260, in the Office of the Judge of Probate of Shelby County, Alabama. (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. Restrictions, public utility easements, and building setback lines as shown on recorded map and survey of Greystone-1st Sector, Phase IV, as recorded in Map Book 15, Page 107, in the Probate Office of Shelby County, Alabama.
3. Minerals of whatsoever kind, subsurface and surface substances, including but not limited to coal, lignite, oil, gas, uranium, clay, rock, sand and gravel in, on, under and that may be produced from the Land, together with all rights, privileges, and immunities relating thereto, whether or not appearing in the Public Records or listed in Schedule B, including those recorded in Deed Book 4, page 497. The Company makes no representation as to the present ownership of any such interests. There may be leases, grants, exceptions or reservations of interests that are not listed.
4. Covenants, Conditions and Restrictions as recorded in Book 317, Page 260, Book 346, Page 873, Book 378, page 904; Book 397, page 957; Real 265, page 96; 380, Page 635; Book 873, Page 942; Instrument #1995-163991 and Instrument #20040521000271300.
5. Easement recorded in Instrument #1992-268231, and Instrument #20040102000001570.

6. Release of Damages and restrictions as recorded in Real 317, Page 260 and Instrument #1992-18790.
7. Rights of others to the use of Hugh Daniel Drive, as recorded in Deed Book 301, page 799.
8. Covenant and Agreement for Water Services, as recorded in Real 235, Page 574.
9. Reciprocal Easements Agreement pertaining to access and roadway easements as set out in Real 312, Page 274, and as amended by Real 317, Page 253.
10. Easement agreement between Daniel Oak Mountain Limited Partnership and Greystone Residential Association, Inc, and Greystone Golf, LLC, and Greystone Golf Club, Inc., in favor of Shelby County, Alabama, as recorded in Instrument # 2004010200000157.
11. Agreement between Daniel Oak Mountain Limited Partnership and Shelby Cable, Inc., recorded in Real 350, Page 545.
12. Deed, Agreement, and Assignment between Daniel Oak Mountain Limited Partnership and Greystone Residential Association, Inc., as recorded in Instrument # 20040123000039510.
13. Transmission Line Permits to Alabama Power Company, recorded in Deed Book 109, Page 505.


Holly White Saunders is one and the same person as Holly White.

\$349,000.00 OF THE CONSIDERATION AS WAS PAID FROM THE PROCEEDS OF A MORTGAGE LOAN.

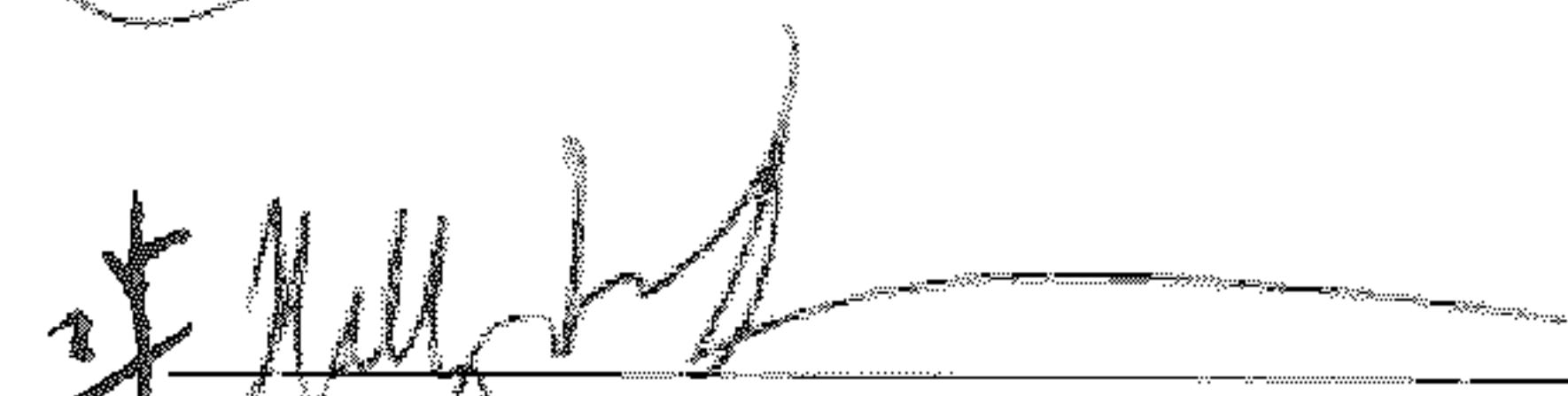
TO HAVE AND TO HOLD unto the Grantees, their successors and assigns forever.

The Grantors do for themselves, their successors and assigns, covenant with the Grantees, their successors and assigns, that they are lawfully seized in fee simple of said premises; that they are free from all encumbrances, except as shown above; that they have a good right to sell and convey the same as aforesaid; and that they will, and their 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 Grantors have hereunto set their hand and seal this the 10 day of December, 2021.



 JOSEPH LANCE SAUNDERS



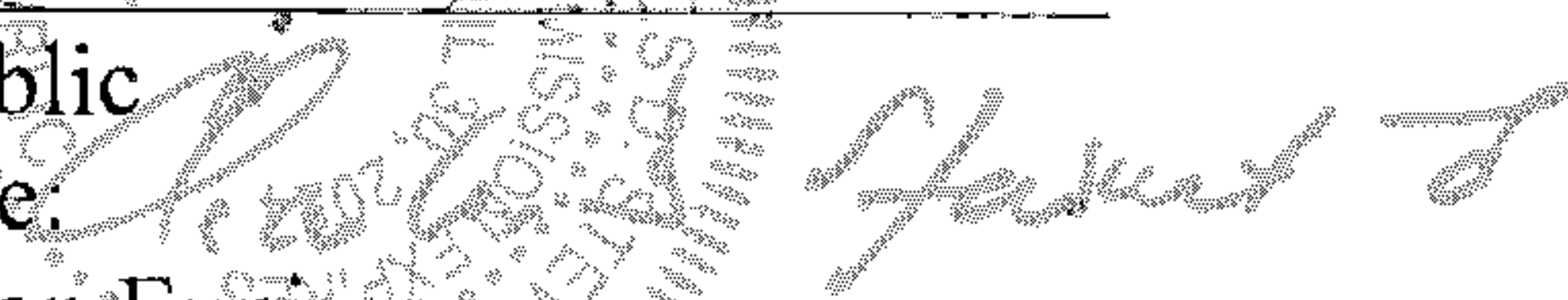
 HOLLY WHITE SAUNDERS

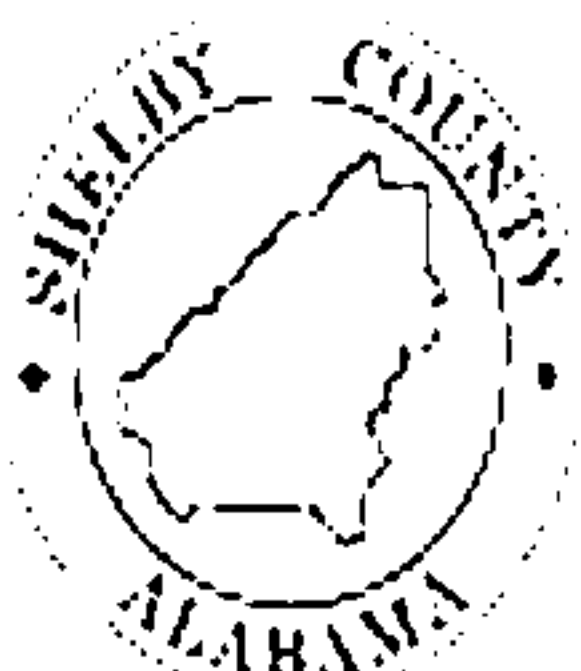
STATE OF ALABAMA
COUNTY OF SHELBY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that JOSEPH LANCE SAUNDERS and HOLLY WHITE SAUNDERS whose names are signed to the foregoing instrument, and who are known to me, acknowledged before me on this day, that, being informed of the contents of the said instrument, they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this the 10 day of December, 2021.

Filed and Recorded
 Official Public Records
 Judge of Probate, Shelby County Alabama, County
 Clerk
 Shelby County, AL
 12/13/2021 09:31:09 AM
 \$665.50 JOANN
 20211213000588680

Notary Public
 Print Name: 
 Commission Expires: 9-30-24



Allie S. Boyd