

Send tax notice to:
JASON R THOMAS
3601 SHANDWICK PLACE
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

2022008

Shelby COUNTY

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of Eight Hundred Fifty Thousand and 00/100 Dollars (\$850,000.00) the amount which can be verified in the Sales Contract between the two parties in hand paid to the undersigned, **SHIRLEY EDWARDS PALMES A/K/A SHIRLEY E. PALMES and HOWARD EDWIN PALMES, WIFE AND HUSBAND** whose mailing address is: 12000 Turnmeyer Drive SE, Unit 1224, Huntsville, AL 35803 (hereinafter referred to as "Grantors") by **JASON R THOMAS** whose property address is: **3601 SHANDWICK PLACE, 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, the following described real estate situated in Shelby County, Alabama, to-wit:

Lot 51, according to the Survey of Greystone - 1st Sector. Phase II, as recorded in Map Book 15, Pages 58, 59, 60 and 61 in the Probate Office of Shelby County, Alabama; being situated in Shelby County, Alabama.

Together with the non-exclusive easements to use the 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 and First Amendment to Greystone Residential Declaration of Covenants, Conditions and Restrictions recorded in Real 346, Page 942 in the said Probate Office.

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. Easements, agreements, and restrictions of record in Inst. No. 1995-13807.
5. Restrictions appearing of record in Instrument No. 1992-5668; Real 397, Page 958; Instrument No. 2002-47637 and Instrument No. 200213-3404.
6. Right-of-way granted to Shelby County recorded in Instrument No. 2004-1570.

ALL OF THE CONSIDERATION AS WAS PAID FROM THE PROCEEDS OF A MORTGAGE LOAN.

Shirley E Palmes and Shirley Edwards Palmes are one and the same person.

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 24 day of February 2022.

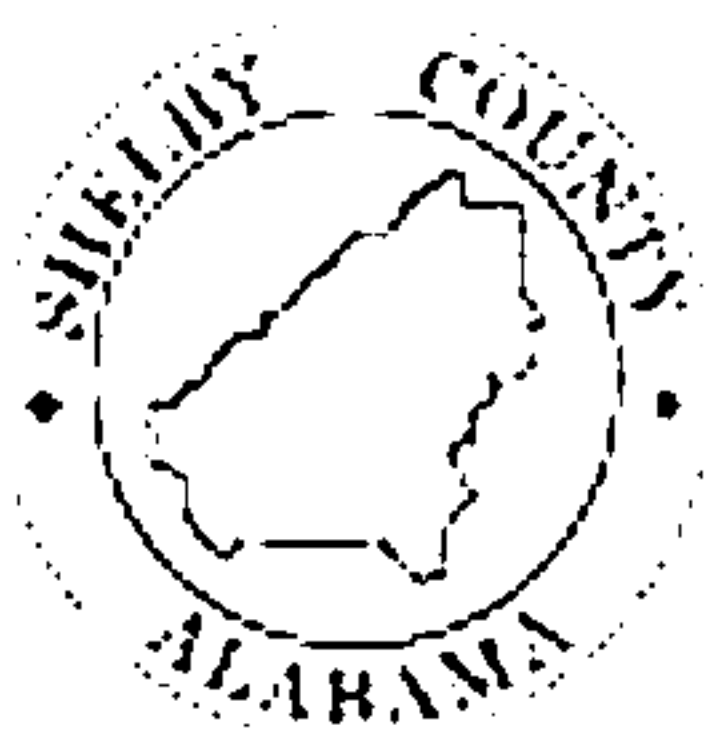
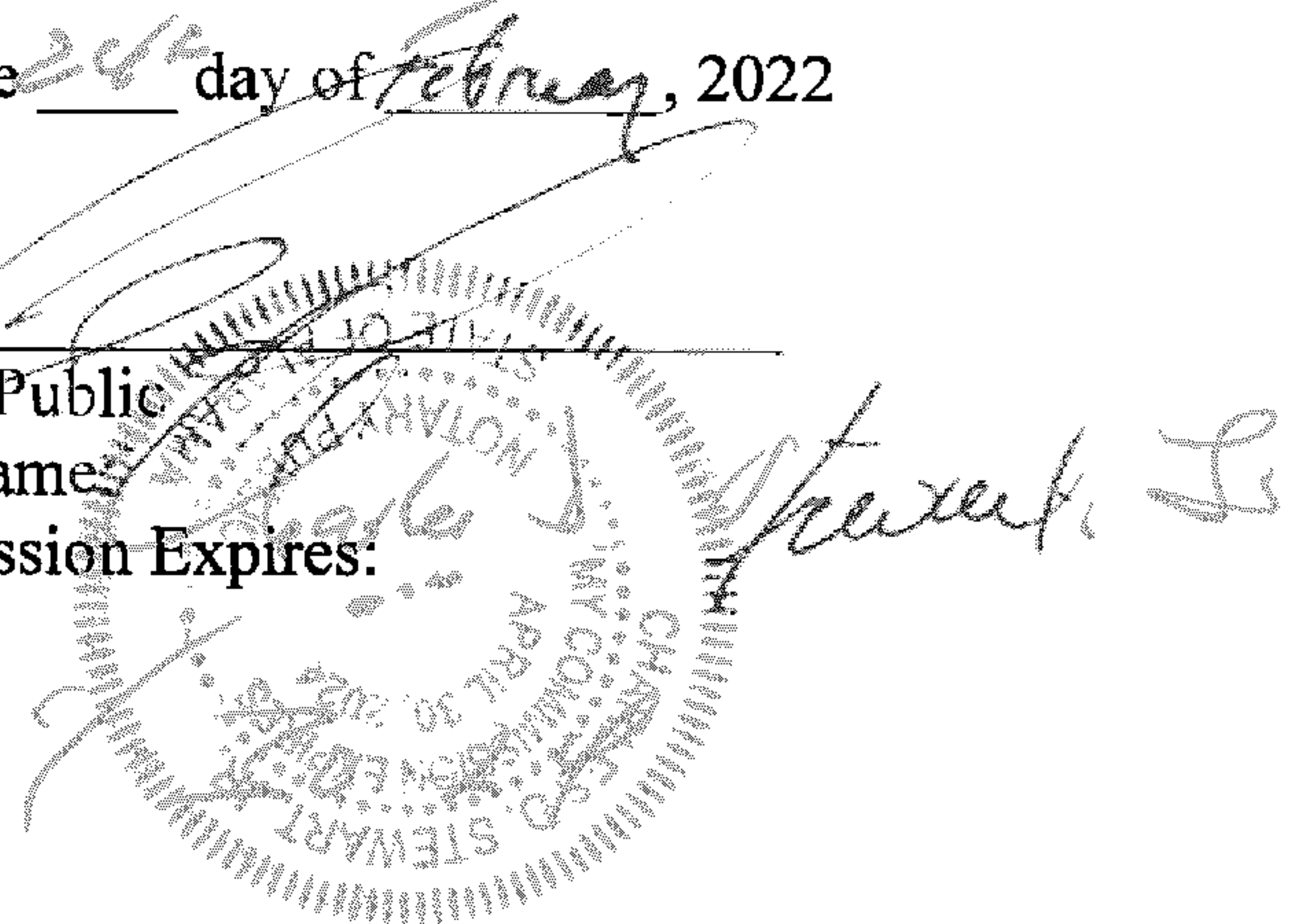
Shirley Edwards Palmes
By Lydia Palmes Attorney in Fact
SHIRLEY EDWARDS PALMES
By Lydia Palmes, Attorney in Fact
Howard Edwin Palmes
By Lydia Palmes Attorney in Fact
HOWARD EDWIN PALMES
By Lydia Palmes, Attorney in Fact

State of Alabama
County of Shelby

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Lydia Palmes, whose name as Agent and Attorney in Fact for Shirley Edwards Palmes and Howard Edwin Palmes, 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 in her capacity as Attorney in Fact for Shirley Edwards Palmes and Howard Edwin Palmes on the day the same bears date.

Given under my hand and official seal this the 24 day of February, 2022

Notary Public
Print Name: *Charles Stewart, Jr.*
Commission Expires:



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
03/04/2022 10:52:47 AM
\$27.00 CHARITY
20220304000090480

Allie S. Boyd