

Send tax notice to:
BROCK RICHARDSON
4137 GUILFORD ROAD
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

2022277T

SHELBY COUNTY

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of Three Hundred Forty Thousand and 00/100 Dollars (\$340,000.00) the amount which can be verified in the Sales Contract between the two parties in hand paid to the undersigned, **DORIS W WARD, AN UNMARRIED INDIVIDUAL**, whose mailing address is 4300 ASHTON DR, BIRMINGHAM, AL 35242 (hereinafter referred to as "Grantors") by **BROCK RICHARDSON and COURTNEY WILLIAMS** whose property address is: **4137 GUILFORD ROAD, 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, as joint tenants with right of survivorship, the following described real estate situated in Shelby County, Alabama, to-wit:

Lot 131, according to the Survey of Final Record Plat of Greystone Farms, Guilford Place, Phase I, as recorded in Map Book 20, page 105 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. Restrictions, public utility easements and building setback lines as shown on recorded map and Survey of Final Record Plat of Greystone Farms, Guilford Place, Phase I, as recorded in Map Book 20, page 105 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 Book 121, Page 294 and Book 60, Page 260. The Company makes no representation as to the present ownership of any such interests. There may be leases, grants, exceptions or reservations of interest that are not listed.
4. Non-Exclusive Easement to use private roadways, Common Areas and Hugh Daniel Drive recorded in Instrument #1995-16401.
5. Sanitary Sewer Easement recorded in Instrument #1995-4395.
6. Easements to Bellsouth Communications recorded in Instrument #1995-7422.
7. Greystone Farms Reciprocal Easement Agreement recorded in Instrument #1995-16400. Development Agreement recorded in Instrument #1994-22318, and amended in Instrument #1996-0530. Covenants, Conditions and Restrictions recorded in Instrument #1995-16401; Instrument #1995-16403; Amended in Instrument #1995-1432; Instrument #1997-2587 and Instrument #1997-30895; and Map Book 20, page 105..

8. Covenants and Agreement for water service recorded in Book 235, page 574, modified in Instrument #1992-20786 and Instrument #1993-20840.
9. Development Agreement recorded in Instrument #1994-22318; amended in Instrument #1996-0530 and Instrument #1998-16170.
10. Reciprocal Agreement recorded in Instrument #1995-16400.
11. Covenants recorded in Instrument #1995-16403.
12. Release of Damages recorded in Instrument #1997-30895.
13. Right of Way to Shelby County recorded in Instrument #1994-21963.
14. Agreement with Shelby Cable recorded in Book 350, Page 545.
15. Covenants releasing predecessor in title from any liability arising from sinkholes, limestone formations, soil conditions or any other known or unknown surface or subsurface conditions that may now or hereafter exist or occur or cause damage to subject property, as shown in Map Book 20, page 105.
16. Articles of Incorporation of Greystone Farm Guilford Place Homeowners' Association, Inc., recorded in Instrument #20060503000208220.

Doris W. Ward is the surviving Grantee of that certain deed recorded in Instrument 20030506000276810 and corrected and re-recorded in Instrument 20030627000404510 in the Probate Office of Shelby County, Alabama. The other Grantee, Lee Roy Ward, died on or about September 5, 2003.

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 her hand and seal this the 17 day of May, 2022.

DORIS W WARD BY CATHERINE E COX, HER ATTORNEY IN FACT

 DORIS W WARD by CATHERINE E COX, HER ATTORNEY IN FACT

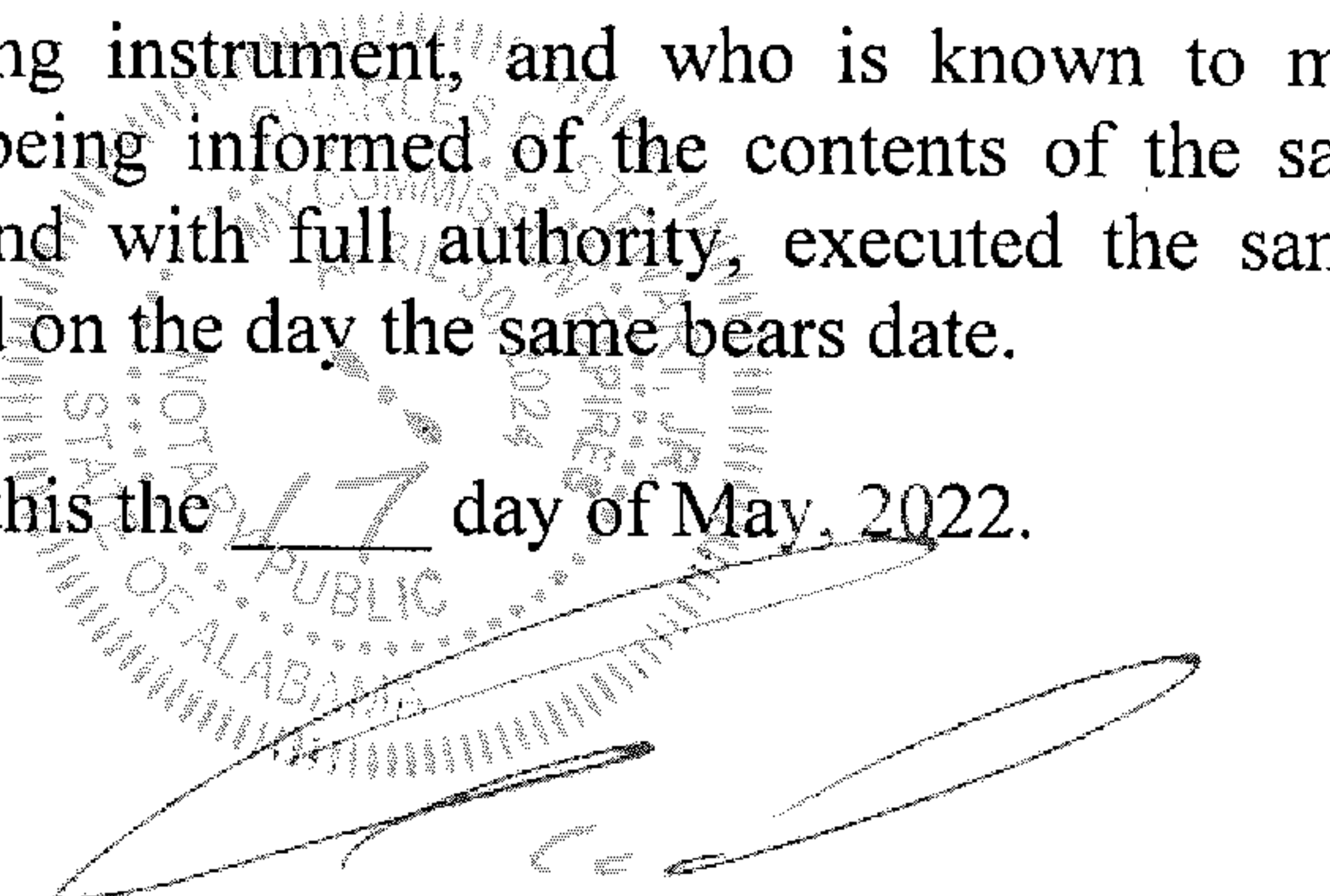
Filed and Recorded
 Official Public Records
 Judge of Probate, Shelby County Alabama, County Clerk
 Shelby County, AL
 05/25/2022 01:30:13 PM
 \$365.00 JOANN
 20220525000211940

Allen S. Beyl

STATE OF ALABAMA
COUNTY OF SHELBY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that CATHERINE E COX, WHOSE NAME AS ATTORNEY IN FACT FOR DORIS W WARD 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, as such Attorney in Fact and with full authority, executed the same voluntarily for and as the act of Doris W. Ward on the day the same bears date.

Given under my hand and official seal this the 17 day of May, 2022.



Notary Public
 Print Name: *Allen S. Beyl*
 Commission Expires: *4/30/24*

