

20220615000241200  
06/15/2022 02:11:32 PM  
DEEDS 1/5

SEND TAX NOTICE TO:  
Buyers Accepted, LLC  
41050 W. 11 Mile Rd, Suite 220  
NOV, MI 48375

This instrument was prepared by:  
Edward Reisinger  
Kudulis, Reisinger & Price, LLC  
P. O. Box 653  
Birmingham, AL 35201

## WARRANTY DEED

STATE OF ALABAMA

Shelby COUNTY

### KNOW ALL MEN BY THESE PRESENTS:

That in consideration of **Nine Hundred Fifty Thousand dollars & no cents (\$950,000.00)**

To the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged, I, **Stephen Schoeneman and Deborah Schoeneman, husband and wife** (herein referred to as Grantor, whether one or more), do hereby grant, bargain, sell and convey unto **Buyers Accepted, LLC** (herein referred to as grantee, whether one or more), the following described real estate, situated in Shelby County, Alabama, to-wit:

**LOT 45, ACCORDING TO THE SURVEY OF FIRST AMENDED PLAT OF GREYSTONE FARMS NORTH, PHASE 1, AS RECORDED IN MAP BOOK 23, PAGE 57, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.**

**TOGETHER WITH THE NON-EXCLUSIVE EASEMENT TO USE THE PRIVATE ROADWAYS, COMMON AREAS AND HIGH DANIEL DRIVE, ALL AS MORE PARTICULARLY DESCRIBED IN THE GREYSTONE FARMS NORTH DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS RECORDED AS INSTRUMENT #1996-17498 IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA (WHICH, TOGETHER WITH ALL AMENDMENTS THERETO, IS HEREINAFTER COLLECTIVELY REFERRED TO AS THE "DECLARATION")**

Subject to:

Taxes for the year 2022 and subsequent years

Easements, Restrictions, reservations, rights-of-way, limitations, covenants and conditions of record, if any

Mineral and mining rights, if any.

Building lines, right of ways, easements, restrictions, reservations and conditions, if any, as recorded in Plat/Map Book 23, Page 57.

Covenants, conditions and restrictions (deleting therefrom, any restrictions indicating any preference, limitation or discrimination based on race, color, religion, sex, handicap, family status or national origin) as set forth in the document recorded in Inst. #1996-17498, in the Probate Office of Shelby County, Alabama.

Declaration and Restrictions or Covenants as to Greystone Farms recorded in Instrument 1995-16401; 1st Amendment recorded in Instrument 1995-1432 and Instrument 1996-21440; Amended and Restated Restrictive Covenants Including building setback lines and specific provisions for dense buffer along Hugh Daniel Drive recorded in Real 285, page 86 in the Probate Office of Shelby County, Alabama, but omitting any covenant or restriction based on race, color, religion, sex, handicap and familial status, or national origin.

Title to all oil, gas and minerals within and underlying the premises, together with all oil and mining rights and other rights, privileges and immunities relating thereto, together with any release of liability for injury or damage to persons or property as a result of the exercise of such rights as recorded in Book 121, Page 294 and Deed Book 60, page 260, in the Probate Office of Shelby County, Alabama.

Easement to BellSouth Communications recorded in Instrument 1995-7422, in the Probate Office of Shelby County, Alabama.

Shelby Cable Agreement recorded in Real 350, page 545, in the Probate Office of Shelby County, Alabama.

Covenants and Agreement for water service recorded in Real 235, page 574, as modified by Agreement recorded in Instrument 1992-20786 and as further modified by Agreement recorded In Instrument

1993-20840, in the Probate Office of Shelby County, Alabama.

Right of way to Daniel Oak Mountain Limited to Shelby County, recorded In Instrument 1994-21963, in the Probate Office of Shelby County, Alabama.

Development Agreement between Daniel Oak Mountain Limited Partnership, Greystone Residential Association, Inc., Greystone Ridge, Inc. and United States Fidelity and Guaranty Company recorded in Instrument 1994-22316, and 1st Amendment recorded in Instrument 1996-0530, in the Probate Office of Shelby County, Alabama.

Greystone Femur Reciprocal Easement Agreement recorded In instrument 1995-16400, in the Probate Office of Shelby County, Alabama.

Greystone Farms Community Center Property Declaration of Protective Covenants, Conditions and Restrictions as recorded in Instrument 1995-16403, in the Probate Office of Shelby County, Alabama.

Right of way to Water Works Board of the City of Birmingham, recorded in instrument 1993-20841, in the Probate Office of Shelby County, Alabama.

Right to use Hugh Daniel Drive, recorded in Deed Book 301, page 799, in the Probate Office of Shelby County, Alabama.

Easement Agreement recorded in Real 265, page 381, in the Probate Office of Shelby County, Alabama.

Covenants, conditions and restrictions (deleting therefrom, any restrictions indicating any preference, limitation or discrimination based on race, color, religion, sex, handicap, family status or national origin) as set forth in the document 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 1992-17890; Fifth Amendment recorded in Instrument 1993-3123; Sixth Amendment recorded in Instrument 1993-10163; Seventh Amendment recorded in Instrument 1993-16982; Eighth Amendment recorded in Instrument 1993-20968; Ninth Amendment recorded in Instrument 1993-32840; Tenth Amendment recorded In instrument 1994-23329; Eleventh Amendment recorded In Instrument 1995-08111; Twelfth Amendment recorded in instrument 1995-24267; Thirteenth Amendment recorded in Instrument 1995-34231; Fourteenth Amendment recorded In Instrument 1996-19860; Fifteenth Amendment recorded in Instrument 1996-37514; Sixteenth Amendment recorded In Instrument 1996-38737; Seventeenth Amendment recorded in instrument 1997-02534; Eighteenth Amendment recorded In Instrument 1997-17633; Nineteenth Amendment recorded In Instrument 1997-30081, in the Probate Office of Shelby County, Alabama.

Right of way to BellSouth Mobility, Inc. Tower, recorded in Real 265, page 368, in the Probate Office of Shelby County, Alabama.

Building Lines and Easement recorded in Instrument 1995-36693, in the Probate Office of Shelby County, Alabama.

Release of Damages and Mineral and mining rights and rights incident thereto recorded in instrument 1996-20560 in do Probate Office of Shelby County, Alabama.

Restrictions, Limitations, Reservation, Mineral and Mining Rights and Release of Damages appearing of record in Instrument 1996-42586, in the Probate Office of Shelby County, Alabama, but omitting any covenant or restriction based on race, color, religion, sex, handicap, familial status, or national origin.

Transmission line permit(s) to Alabama Power Company as recorded in Deed Book 186, Page 223; Deed Book 239, Page 214 and Deed Book 109, Page 505.

TO HAVE AND TO HOLD to the said grantee, his, her or their heirs and assigns forever.

And I (we) do for myself (ourselves) and for my (our) heirs, executors, and administrators covenant with the said **GRANTEES**, their heirs and assigns, that I am (we are) lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that I (we) have a good right to sell and convey the same as aforesaid; that I (we) will and my (our) heirs, executors and administrators shall warrant and defend the same to the said **GRANTEES**, their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, Grantors have hereunto set his/her/their hand(s) and seal(s), this **June 7, 2022** .

Stephen M Schoeneman (Seal)  
Stephen Schoeneman

STATE OF ALABAMA  
Brunswick  
JEFFERSON COUNTY

General Acknowledgement

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that **Stephen Schoeneman**, whose name(s) is/are signed to the foregoing conveyance, and who is/are known to me, acknowledged before me on this day, that, being informed of the contents of the conveyance he/she/they have/has executed the same voluntarily on the day the same bears date. Given under my hand and official seal this 7th day of June, 2022

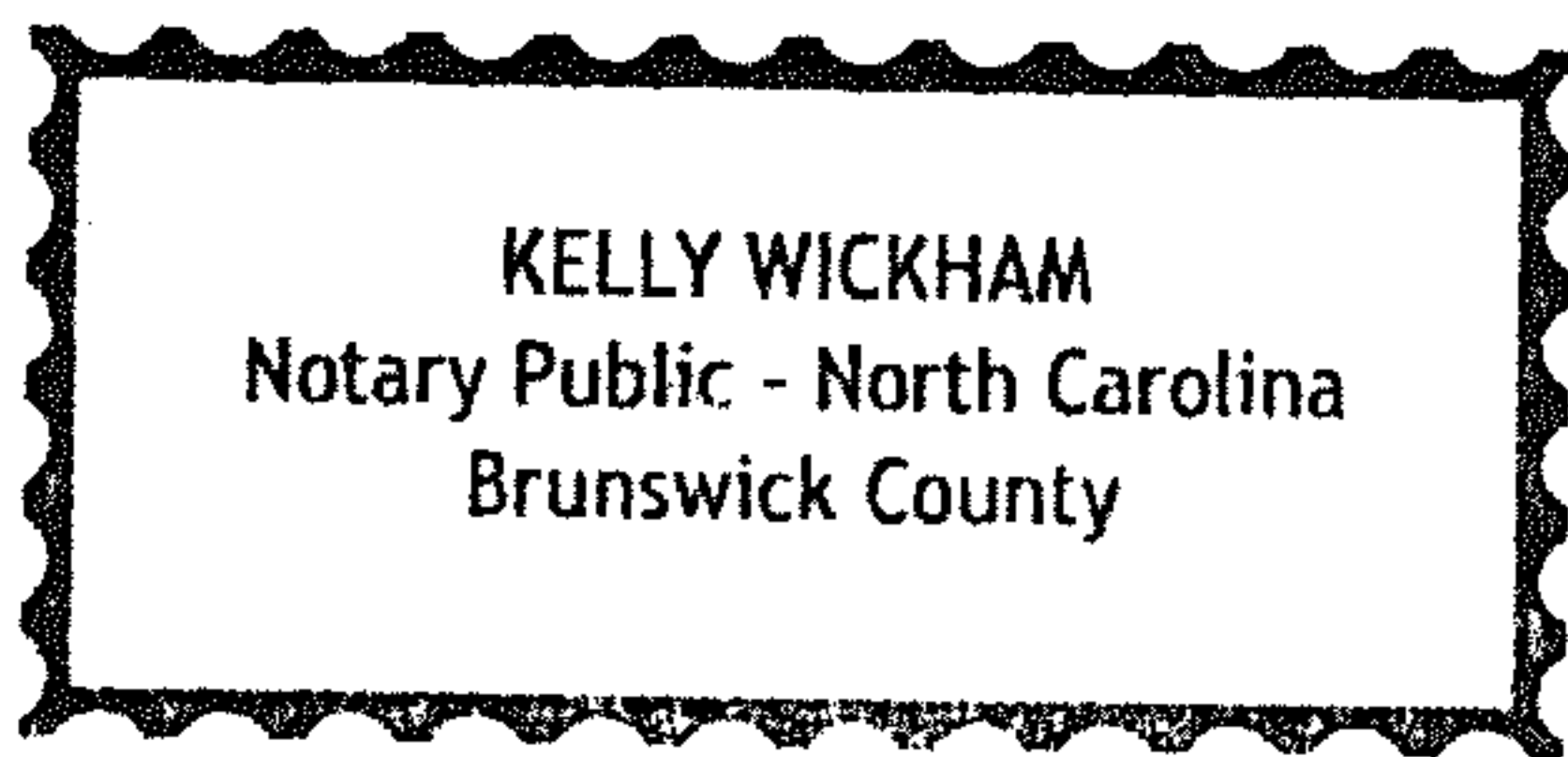
9th

Kelly Wickham

Notary Public.

(Seal)

My Commission Expires: 6/15/27



IN WITNESS WHEREOF, Grantors have hereunto set his/her/their hand(s) and seal(s), this **June 10, 2022** .

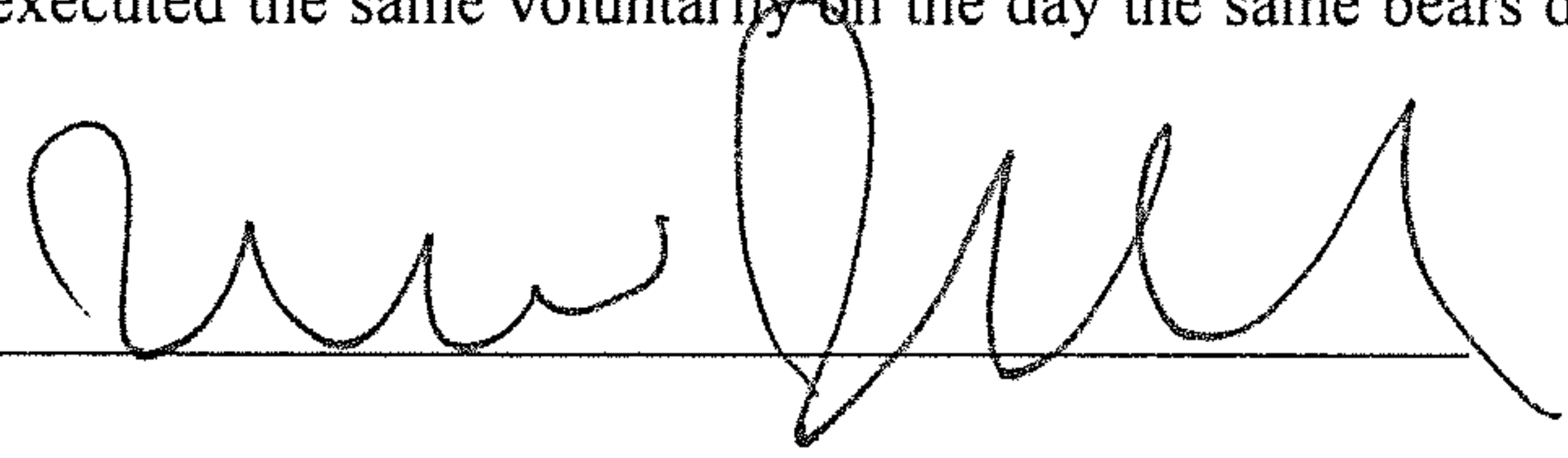
Deborah Schoeneman (Seal)  
Deborah Schoeneman

STATE OF ALABAMA

General Acknowledgement

JEFFERSON COUNTY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that **Deborah Schoeneman**, whose name(s) is/are signed to the foregoing conveyance, and who is/are known to me, acknowledged before me on this day, that, being informed of the contents of the conveyance he/she/they have/has executed the same voluntarily on the day the same bears date. Given under my hand and official seal this 10th day of June, 2022



Notary Public.

(Seal)

My Commission Expires: \_\_\_\_\_

WILLIAM PATRICK COCKRELL  
NOTARY PUBLIC  
ALABAMA STATE AT LARGE  
COMM. EXP. 01/07/25

**Real Estate Sales Validation Form**

**This Document must be filled in accordance with Code of Alabama 1975, Section 40- 22-1 (h)**

Grantor's Name Stephen Schoeneman and Deborah Schoeneman

Grantee's Name Buyers Accepted, LLC

Mailing Address 2822 Pine Bloom Way  
Leland, North Carolina 28451

Mailing Address 41050 W 71 Mile Rd, Suite 220

Property Address 110 N Lake Drive  
Hoover, Alabama 35242

Date of Sale NOV, MI 40375  
06/10/2022

Total Purchase Price \$950,000.00

or

Actual Value \_\_\_\_\_

or

Assessor's Market Value \_\_\_\_\_

The purchase price or actual value claimed on this form can be verified in the following documentary evidence: (check one) (Recordation of documentary evidence is not required)

Bill of Sale

Appraisal

Sales Contract

Other \_\_\_\_\_

Closing Statement

If the conveyance document presented for recordation contains all of the required information referenced above, the filing of this form is not required.

**Instructions**

Grantor's name and mailing address - provide the name of the person or persons conveying interest to property and their current mailing address.

Grantee's name and mailing address - provide the name of the person or persons to whom interest to property is being conveyed.

Property address - the physical address of the property being conveyed, if available.

Date of Sale - the date on which interest to the property was conveyed.

Total purchase price - the total amount paid for the purchase of the property, both real and personal, being conveyed by the instrument offered for record.

Actual value - if the property is not being sold, the true value of the proeprty, both real and personal, being conveyed by the instrument offered for record. This may be evidenced by an appraisal conducted by a licensed appraiser of the assessor's curreny market value.

If no proof is provided and the value must be determined, the current estimate of fair market value, excluding current use valuation, of the property as determined by the local official charged with the responsibility of valuing proeprty for property tax purposes will be used and the taxpayer will be penalized pursuant to Code of Alabama 1975 § 40-22-1 (h).

I attest, to the best of my knowledge and belief that the information contained in this document is true and accurate. I further understand that any false statements claimed on this form may result in the imposition of the penalty indicated in Code of Alabama 1975 § 40-22-1 (h).

Date 06/10/2022

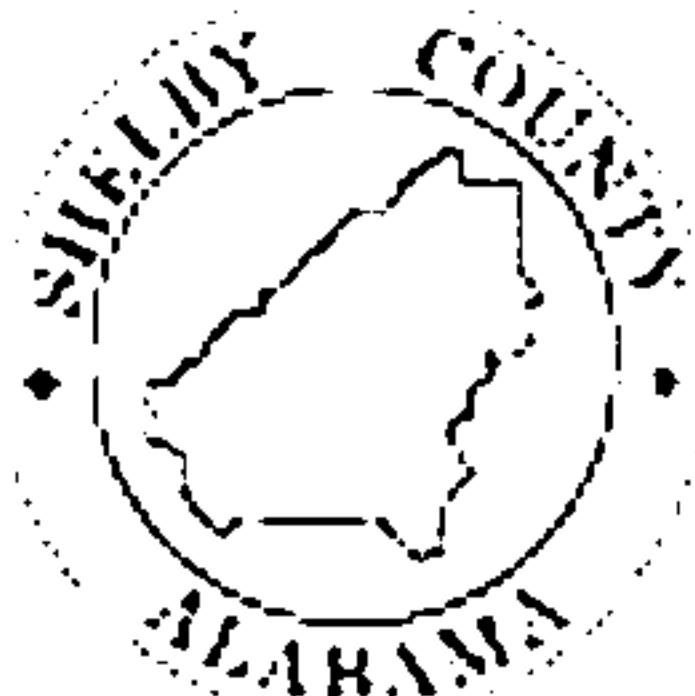
Print Buyers Accepted, LLC

Unattested

(JB)  
(verified by)

Sign

(Grantor/Grantee/Owner/Agent) circle one



**Filed and Recorded**  
**Official Public Records**  
**Judge of Probate, Shelby County Alabama, County**  
**Clerk**  
**Shelby County, AL**  
**06/15/2022 02:11:32 PM**  
**\$984.00 KIMBERLY**  
**20220615000241200**

*Allie S. Boyd*