

SEND TAX NOTICE TO:
Thomas E. Rivers and Charon J. Rivers
545 North Lake Cove
Birmingham, AL 35242

This instrument prepared by:
S. Kent Stewart
Stewart & Associates, P.C.
3595 Grandview Pkwy, #280
Birmingham, Alabama 35243

WARRANTY DEED

**STATE OF ALABAMA
COUNTY OF SHELBY**

KNOW ALL MEN BY THESE PRESENTS: That, in consideration of **ONE MILLION ONE HUNDRED SEVENTY NINE THOUSAND AND 00/100 (\$1,179,000.00)**, the amount which can be verified by the Closing Statement, in hand paid to the undersigned, **R. Stillwell Hunt and Nancy S. Hunt, a married couple**, whose address is 545 North Lake Cove, Birmingham, AL 35242, (hereinafter "Grantor", whether one or more), by **Thomas E. Rivers and Charon J. Rivers**, whose address is 545 North Lake Cove, Birmingham, AL 35242, (hereinafter "Grantee", whether one or more), the receipt and sufficiency of which are hereby acknowledged, Grantor does, by these presents, grant, bargain, sell, and convey unto Grantee **Thomas E. Rivers and Charon J. Rivers, a married couple, as joint tenants with right of survivorship**, the following described real estate situated in Shelby County, Alabama, the address of which is **545 North Lake Cove, Birmingham, AL 35242 to-wit:**

Lot 3 according to the First Amended Plat of Final Plat of Subdivision, North Lake at Greystone, Phase 2, as recorded in Map Book 23, Page 58 in the Office of the Judge of Probate of Shelby County, Alabama; being situated in Shelby County, Alabama

Together with the nonexclusive easement to use the private roadways, Common Area and Hugh Daniel Drive all as more particularly described in the Greystone Farms North Declaration of Covenants, Conditions and Restrictions recorded in Instrument No. 1995-17498 and the First Amendment thereto recorded in Instrument No. 1998-10063 in the Probate Office of Shelby County, Alabama (which together with all amendments thereto, is hereinafter collectively referred to as the "Declaration").

Subject to current taxes, all matters of public record, including, but not limited to easements, restrictions of record, and other matters which may be viewed by observation. Mining and mineral rights excepted.

Subject to a third-party mortgage in the amount of \$943,200.00 executed and recorded simultaneously herewith.

TO HAVE AND TO HOLD, unto the said Grantee, and Grantee's heirs, executors, administrators, and assigns forever. The Grantor does for Grantor and for the Grantor's heirs, executors, and administrators, and assigns, covenant with said Grantee, and Grantee's heirs, executors, administrators and assigns, that Grantor is lawfully seized in fee simple of said premises; that it is free from all encumbrances, unless otherwise noted above; that Grantor has good right to sell and convey the same as aforesaid; that Grantor will and Grantor's heirs, executors, and administrators shall warrant and defend the same to the said Grantee, and Grantee's heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, Grantor has set their signature and seal on this 15th day of June, 2022.

[Handwritten signature of R. Stillwell Hunt]

R. Stillwell Hunt

[Handwritten signature of Nancy S. Hunt]

Nancy S. Hunt

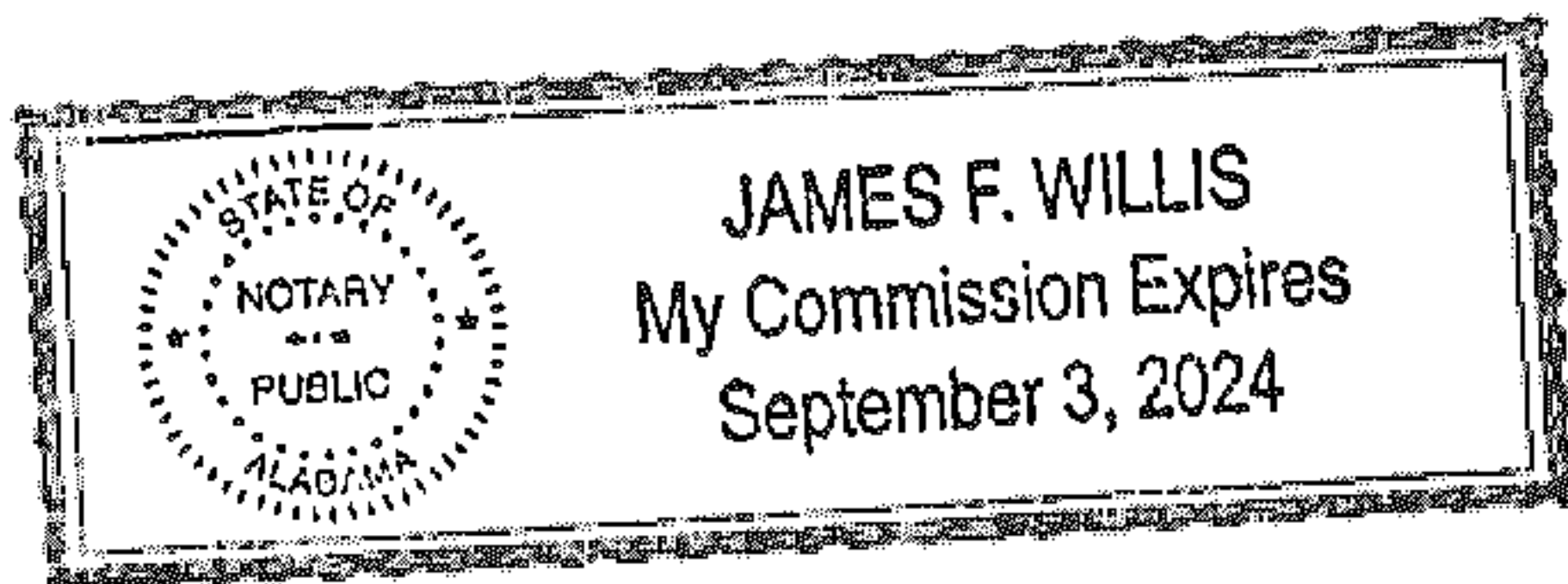
STATE OF ALABAMA
COUNTY OF JEFFERSON

I, the undersigned Notary Public in and for said County and State, hereby certify that R. Stillwell Hunt and Nancy S. Hunt whose name(s) is/are signed to the foregoing conveyance, and who is known to me, acknowledged before me on this day that, being informed of the contents of the conveyance, (s)he executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 15th day of June, 2022.

[Handwritten signature of Notary Public]

Notary Public
My Commission Expires:



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
06/16/2022 08:09:43 AM
\$261.00 CHERRY
20220616000241670

[Handwritten signature]