

Send tax notice to:
ANDREW PRICE
4515 HIGH COURT CIRCLE
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

2022286

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of One Million Four Hundred Thousand and 00/100 Dollars (\$1,400,000.00) the amount which can be verified in the Sales Contract between the two parties in hand paid to the undersigned, **CHRISTOPHER A BROWN, A MARRIED MAN**, whose mailing address is 3401 Chestnut Road, Vestavia Hills, AL 35224 and **DENISE C BROWN, A SINGLE INDIVIDUAL**, whose mailing address is: 4105 White Oak Dr. Hoover, AL 35226 (hereinafter referred to as "Grantors") by **ANDREW PRICE and BETH TAYLOR PRICE** whose property address is: **4515 HIGH COURT CIRCLE, 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 12, according to the Survey of Greystone 4th Sector, Phase II, as recorded in Map Book 22, Page 27, 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. Building setback line pursuant to the terms of the Declarations of Covenants, conditions and restrictions recorded in Real 317, Page 260, as amended from time to time, and as shown by Map Book 22, Page 27.
3. Underground Transmission Line Permit granted to Alabama Power Company by instrument recorded in Deed Book 305, Page 637 and covenants recorded as Inst. No. 1992-26822 in Probate Office.
4. Restrictions, covenants and conditions and building setback lines as set out in Amended and Restated Restrictive Covenants recorded in Real 265, Page 96 in Probate Office.
5. Covenants and Agreement for Water Service as set out in Instrument between Dantract and Shelby County, as set out in Real 235, page 574 and amended by agreement as set out as Inst. No. 1993-20840 and Inst. No. 1992-20786 in Probate Office.
6. Greystone Residential Declaration of Covenants, Conditions and Restrictions as set out in Instrument recorded in Real 317, Page 260, amended by Affidavit recorded in Real 319, Page 235, and further amended by 1st Amendment to Greystone Residential Declaration of Covenants, Conditions and Restrictions recorded in Real 346, Page 942, 2nd Amendment as recorded in Real 378, Page 904, 3rd Amendment as recorded in Real 397, page 958, 4th Amendment as recorded in Inst. No. 1992-17890, 5th Amendment as recorded as Inst. No. 1993-3123 and further amended by 6th Amendment recorded as Inst. No. 1993-10163, 7th Amendment as recorded as Inst. No. 1993-16982, 8th Amendment as recorded in Inst. No. 1993-20968, 9th Amendment recorded as Inst. No. 1993-32840, 10th Amendment recorded as Inst. No. 1994-23329, 11th Amendment recorded as Inst. No. 1995-8111, 12th Amendment recorded as Inst. No. 1995-24267, 13th Amendment recorded as Inst. No. 1995-34231, 14th Amendment recorded as recorded in Inst. No. 1996-19860, 15th Amendment recorded as Inst. No. 1996-31514, 16th Amendment recorded as 1996-39737 and 17th Amendment recorded as Inst. No. 1997-2534, 18th Amendment recorded as Inst. No. 1997-17533 and 19th Amendment recorded as Inst. No. 1997-30081, 20th Amendment recorded in Inst. No. 1997-38614; 21st Amendment recorded in Inst. No. 1999-03331; 22nd Amendment recorded in Inst. No. 1999-06309; 23rd Amendment recorded in Inst. No. 1999-47817; 24th Amendment recorded in Inst. No. 2002-34280; 25th Amendment recorded in Inst. No. 2003-44430; 26th Amendment recorded in Inst. No. 2003-11520; 27th Amendment recorded in Inst. No. 2003-35510 and 28th Amendment recorded in Inst. No. 2004-71290.
7. Agreement between Daniel Oak Mountain Limited Partnership and Shelby Cable, Inc. recorded in Real 350, page 545 In Probate Office.
8. Covenant 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 by Instrument recorded in Map Book 22, page 27, in the Probate Office.

- 9. Reciprocal Easement Agreement pertaining to access and roadway easements as set out in Real 312 Page 274 and 1st amended by Real 317, Page 253 and 2nd amended as Inst. No. 1993-3124 In Probate Office.
- 10. 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.
- 11. Restrictions appearing of record in Inst No. 1997-3176.
- 12. Declaration of Watershed Protection Covenants recorded in Inst. No. 2000-17644, amended in Inst. No. 2002-476370.
- 13. Conveyance to Shelby County, Alabama as recorded in Inst. No. 2004-1570.
- 14. Conveyance to Greystone Residential Association, Inc. as recorded In Inst. No. 2004-39510.
- 15. Affidavit regarding sanitary sewer services as recorded in Inst. No. 2013-469370.

\$250,000.00 OF THE CONSIDERATION AS WAS PAID FROM THE PROCEEDS OF A MORTGAGE LOAN.

This property is not the homestead of Christopher A Brown or that of his spouse.

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.

24 IN WITNESS WHEREOF, said Grantor, has hereunto set his/her hand and seal this the day of June, 2022.

Christopher A Brown
 CHRISTOPHER A BROWN 6-18-22

Denise C Brown
 DENISE C BROWN

STATE OF ALABAMA
COUNTY OF SHELBY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that CHRISTOPHER A BROWN whose name(s) is/are signed to the foregoing instrument, and who is/are known to me, acknowledged before me on this day, that, being informed of the contents of the said instrument, he/she/they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this the 18 day of June, 2022.



Filed and Recorded
 Official Public Records
 Judge of Probate, Shelby County Alabama, County
 Clerk
 Shelby County, AL
 06/27/2022 10:08:25 AM
 \$1175.00 BRITTANI
 20220627000254470

Brittani S. Beal

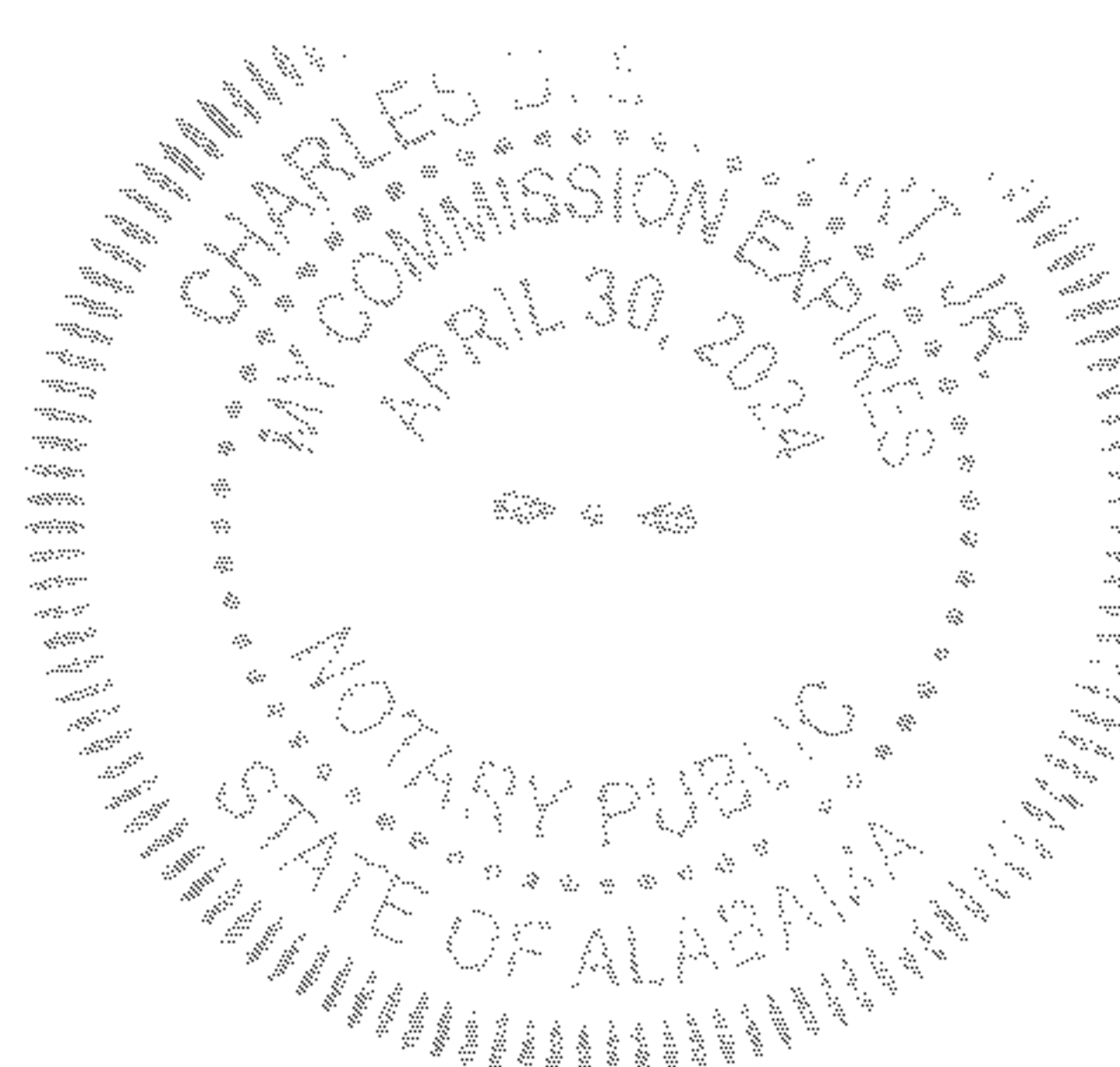
Charles D. Stewart, Jr.
 Notary Public
 Print Name: *Charles D. Stewart, Jr.*
 Commission Expires: 4-30

CHARLES D. STEWART, JR.
 MY COMMISSION EXPIRES APRIL 30, 2024
 NOTARY PUBLIC
 STATE OF ALABAMA

STATE OF ALABAMA
COUNTY OF SHELBY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that DENISE C BROWN whose name(s) is/are signed to the foregoing instrument, and who is/are known to me, acknowledged before me on this day, that, being informed of the contents of the said instrument, he/she/they executed the same voluntarily on the day the same bears date.

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



Charles D. Stewart, Jr.
 Notary Public
 Print Name: *Charles D. Stewart, Jr.*
 Commission Expires: 4-30-24

CHARLES D. STEWART, JR.
 MY COMMISSION EXPIRES APRIL 30, 2024
 NOTARY PUBLIC
 STATE OF ALABAMA