

Send tax notice to:
JASON EDWARD GRIER
1001 EMERALD CIRCLE
BIRMINGHAM, 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

2022488

SHELBY COUNTY

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of Six Hundred Twenty-Five Thousand and 00/100 Dollars (\$625,000.00) the amount which can be verified in the Sales Contract between the two parties in hand paid to the undersigned, **MARY K GREER and JAMES MICHAEL GREER, HUSBAND AND WIFE**, whose mailing address is 1715 Lake Hardwood Dr. Bham, AL 35242 (hereinafter referred to as "Grantors") by **JASON EDWARD GRIER and MARY H GRIFFITH** whose property address is: **1001 EMERALD CIRCLE, BIRMINGHAM, AL, 35242** hereinafter referred to as Grantees"), the receipt and sufficiency of which are hereby acknowledged, Grantors do, 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 4, according to the Survey of Emerald Mountain at Meadowbrook, Sector One, as recorded in Map Book 22, page 84, 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 lines, easements and restrictions as shown on recorded map.
3. Restrictions and covenants appearing of record in Misc. Volume 28, page 232 and Inst. No. 1998-26912.
4. 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.
5. Subdivision map, recorded in Map Book 22 page 84, contains on the face a statement pertaining to natural lime sinks.
6. Right of way granted to Alabama Power Company recorded in Volume 134, page 514, Volume 316, page 470 and Volume 316, page 365.
7. Agreement with Alabama Power Company relating to underground residential systems as recorded in Misc. Volume 28, page 272, Real Volume 50, page 263, Misc. Volume 28 page 277 and Real Volume 50, page 128.

\$593,750.00 OF THE CONSIDERATION AS WAS PAID FROM THE PROCEEDS OF A MORTGAGE LOAN.

TO HAVE AND TO HOLD unto the Grantee, its successors and assigns forever.

The Grantors do for themselves, their successors and assigns, covenant with the Grantees, their successors and assigns, that they are lawfully seized in fee simple of said premises; that they are free from all encumbrances, except as shown above; that they have a good right to sell and convey the same as aforesaid; and that they will, and their 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 Grantors, have hereunto set their hand and seal this the 28 day of September, 2022.

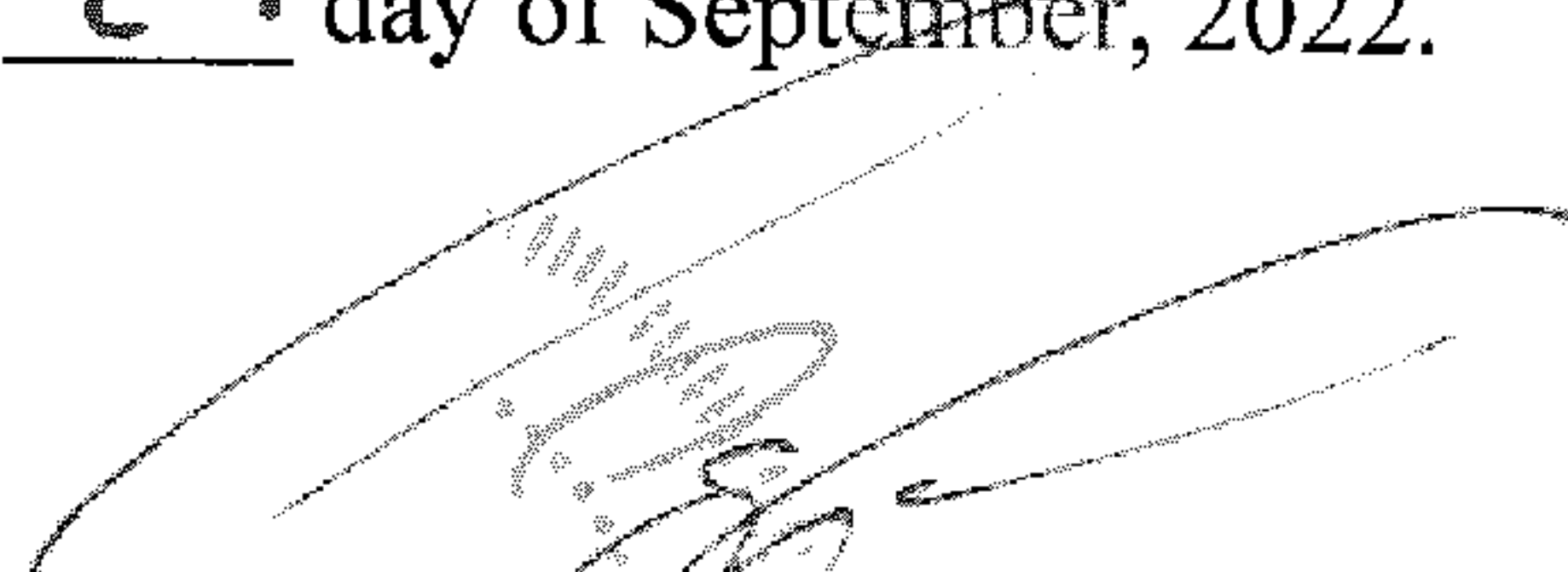

MARY K GREER

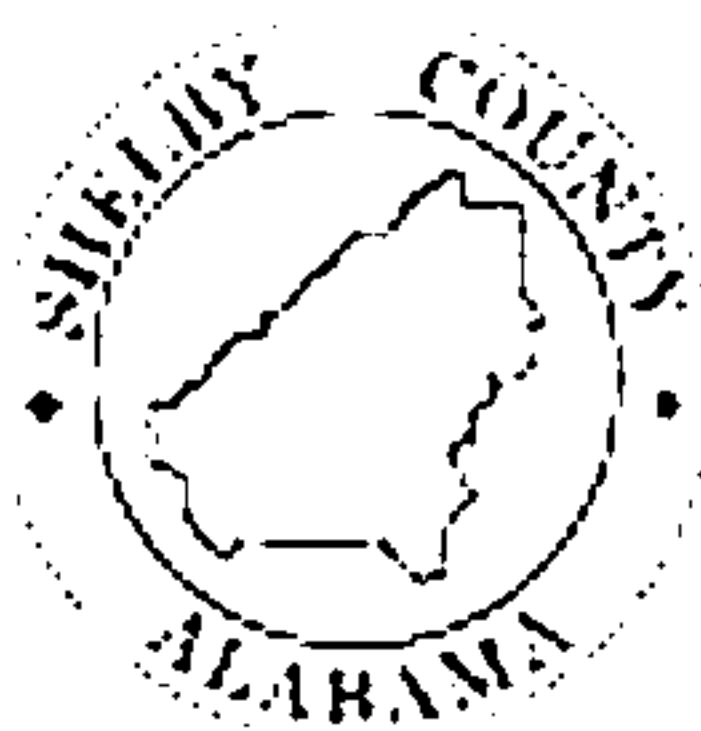

JAMES MICHAEL GREER

STATE OF ALABAMA
COUNTY OF SHELBY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that MARY K GREER and JAMES MICHAEL GREER whose names are signed to the foregoing instrument, and who are known to me, acknowledged before me on this day, that, being informed of the contents of the said instrument, they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this the 28 day of September, 2022.


Notary Public
Print Name: Charles S. Bryant, Jr.
Commission Expires: 10-28



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
10/03/2022 11:39:50 AM
\$56.50 JOANN
20221003000376940

