

Send tax notice to:
ERIC ANTHONY SIMIELE
1504 GREYSTONE PARC 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

2022518

SHELBY COUNTY

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of Five Hundred Forty-Five Thousand and 00/100 Dollars (\$545,000.00) the amount which can be verified in the Sales Contract between the two parties in hand paid to the undersigned, **STEVEN C MORGAN and SHAY B MORGAN, HUSBAND AND WIFE**, whose mailing address is 26699 Martinique Dr, Orange Beach AL 36561 (hereinafter referred to as "Grantors") by **ERIC ANTHONY SIMIELE** whose property address is **1504 GREYSTONE PARC CIRCLE, BIRMINGHAM, AL, 35242** hereinafter referred to as Grantee"), the receipt and sufficiency of which are hereby acknowledged, Grantors do, by these presents, grant, bargain, sell, and convey unto Grantee, the following described real estate situated in Shelby County, Alabama, to-wit:

Lot 20, according to the Survey of The Parc at Greystone, as recorded in Map Book 32, page 42 A, B and C, in the Probate Office of Shelby County, Alabama.

SUBJECT TO:

1. Taxes for the year beginning October 1, 2022 which constitutes a lien but are not yet due and payable until October 1, 2023.
2. Easements and building line as shown on recorded map.
3. 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, are not insured herein.
4. Right-of-way granted to Alabama Power Company recorded in Volume 109, Page 504; Volume 111, Page 403 and Instrument No. 2003-66119.
5. Easement agreement by and between Daniel Realty Company and Greystone Branch, LLC recorded under Instrument No. 2002-22977.
6. Declaration of Covenants, Conditions and Restrictions as set out in Real 317, Page 260; First Amendment recorded In Real Book 346, Page 942; Second Amendment recorded in Real Book 378, Page 904; Third Amendment recorded in Real Book 397, Page 958; Fourth Amendment recorded in Inst. No. 1992-17890; Fifth Amendment recorded in Inst. No. 1993-03123; Sixth Amendment recorded in Inst. No. 1993-10163; Seventh Amendment recorded in Inst. No. 1993-16982; Eighth Amendment recorded in Inst. No. 1993-20968;
7. Ninth Amendment recorded in 1993-32840; Tenth Amendment recorded in 1994-23329; Eleventh Amendment recorded in 1995-08111; Twelfth Amendment recorded in Inst. No. 1995-24267; Thirteenth Amendment recorded in Inst. No. 1995-34231; Fourteenth Amendment recorded in Inst. No. 1995-35679 and Inst. No. 1996-19860; Fifteenth Amendment recorded in Inst. No. 1996-37514; Sixteenth Amendment recorded In Inst. No. 1996-39737; Seventeenth Amendment recorded in Inst. No. 1997-02534; Eighteenth Amendment recorded in Inst. No. 1997-17533; Nineteenth Amendment

recorded In Inst. No. 1997-30081; Twentieth Amendment recorded in Inst. No. 1997-38614; Twenty-First Amendment recorded in Inst. No. 1999-03331; Twenty-Second Amendment recorded in Inst. No.1999-06309; Twenty-Third Amendment recorded in 1999-47817; Twenty-Third Amendment recorded in Inst. No.1999-47817; Twenty-Fourth Amendment recorded in Inst. No. 2002-334280; Twenty-Fifth Amendment recorded in Inst. No. 2003-6044430 and Twenty-Sixth Amendment recorded in Inst. No. 2003-711520.

- 8. Sanitary Sewer Service with SWWC Utilities Inc. as recorded in Inst. No. 2013-469370.
- 9. Easement agreement with Shelby County recorded in Inst. No. 2004-1570.
- 10. Easement granted Alabama Power Company recorded in Inst. No. 2004-355330.

\$436,000.00 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 Grantee, its 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 Grantee, its 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 24 day of October, 2022.

St CM

STEVEN C MORGAN

Shay B. Morgan

SHAY B MORGAN

STATE OF ALABAMA
COUNTY OF SHELBY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that STEVEN C MORGAN and SHAY B MORGAN 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 24 day of October, 2022.

[Signature]

Notary Public
Print Name: *[Signature]*
Commission Expires: *[Signature]*



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
10/27/2022 11:49:21 AM
\$134.00 BRITTANI
20221027000404090

Allie S. Boyd