

THIS INSTRUMENT PREPARED BY:

ELIZABETH S. PARSONS
Blair and Parsons, P. C.
1711 Cogswell Avenue
Pell City, Alabama 35125

Send Tax Notice To:

WILLIAM V. LAMBERT
KEVIN SCOTT LAMBERT
1147 BERWICK ROAD
BIRMINGHAM, ALABAMA 35242

WARRANTY DEED

STATE OF ALABAMA
SHELBY COUNTY

KNOW ALL MEN BY THESE PRESENTS, That in consideration of Three Hundred Ten Thousand and 00/100 (\$310,000.00) Dollars to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged, I, NOAH D. LEOPARD, a single man, (herein referred to as grantor, whether one or more), grant, bargain, sell and convey unto WILLIAM V. LAMBERT AND KEVIN SCOTT LAMBERT, (herein referred to as grantee, whether one or more), the following described real estate, situated in Shelby County, Alabama, to-wit:

LOT 157A, ACCORDING TO A RESURVEY OF LOTS 129 THRU 178, GREYSTONE RIDGE GARDEN HOMES RECORDED IN MAP BOOK 17, PAGE 28, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.

SUBJECT TO:

- 1. MINERAL AND MINING RIGHTS NOT OWNED BY GRANTORS.**
- 2. EXISTING EASEMENTS FOR PUBLIC UTILITIES, INCLUDING BUT NOT LIMITED TO WATER, GAS, ELECTRICAL, TELEPHONE AND SEWERAGE.**
- 3. EASEMENTS, SET-BACK LINES, RIGHTS OF WAY, CONDITIONS, RESTRICTIONS AND MATTERS OF SURVEY AS SHOWN ON RECORDED PLAT.**
- 4. RESTRICTIONS AS RECORDED IN INSTRUMENT NO. 1995-14646.**
- 5. ARTICLES OF INCORPORATION OF GREYSTONE RIDGE GARDEN HOMEOWNERS ASSOCIATION, INC., AS RECORDED IN INSTRUMENT NO. 1992-47201.**

NOAH D. LEOPARD IS THE SURVIVING GRANTEE OF THAT CERTAIN DEED RECORDED IN INSTRUMENT NO. 1996-06333; ELOISE M. LEOPARD HAVING DIED ON OR ABOUT THE 25TH DAY OF MARCH, 2014.

TO HAVE AND TO HOLD to the said GRANTEE, their heirs and assigns forever.

And I do for myself and for my heirs, executors and administrators covenant with the said WILLIAM V. LAMBERT AND KEVIN SCOTT LAMBERT, their heirs and assigns, that I am lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that I have a good right to sell and convey the same as aforesaid; that I will and my heirs, executors and administrators shall warrant and defend the same to the said WILLIAM V. LAMBERT AND KEVIN SCOTT LAMBERT, their heirs and assigns forever.

\$304,385.00 OF THE ABOVE RECITED CONSIDERATION WAS PAID BY MORTGAGE
LOAN EXECUTED SIMULTANEOUSLY HEREWITH.

Pursuant to and in accordance with Section 40-22-1 of the Code of Alabama (1975), the following information is offered in lieu of submitting Form RT-1:

Grantor: NOAH D. LEOPARD
Grantor's Address: 1147 BERWICK ROAD, BIRMINGHAM, AL 35242
Grantee: WILLIAM V. LAMBERT AND KEVIN SCOTT LAMBERT
Grantee's Address: 826 WILLOW OAK DRIVE, BIRMINGHAM, AL 35244
Tax Parcel ID No.: 03-9-32-0-003-157.000
Purchase Price: \$310,000.00
Property Address: 1147 BERWICK ROAD, BIRMINGHAM, AL 35242
The Purchase Price or actual value claimed in this Deed can be verified by a Settlement Statement.

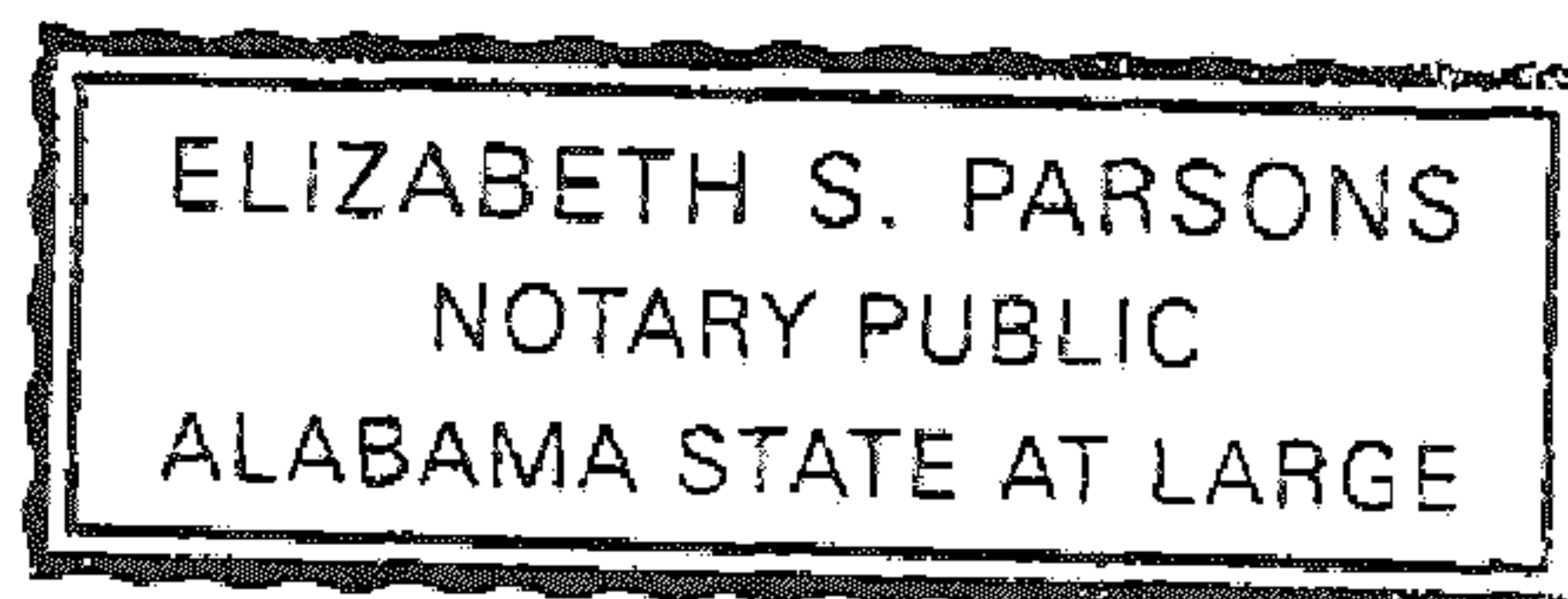
IN WITNESS WHEREOF, I have hereunto set my hand and seal, this
30th day of May, 2023.

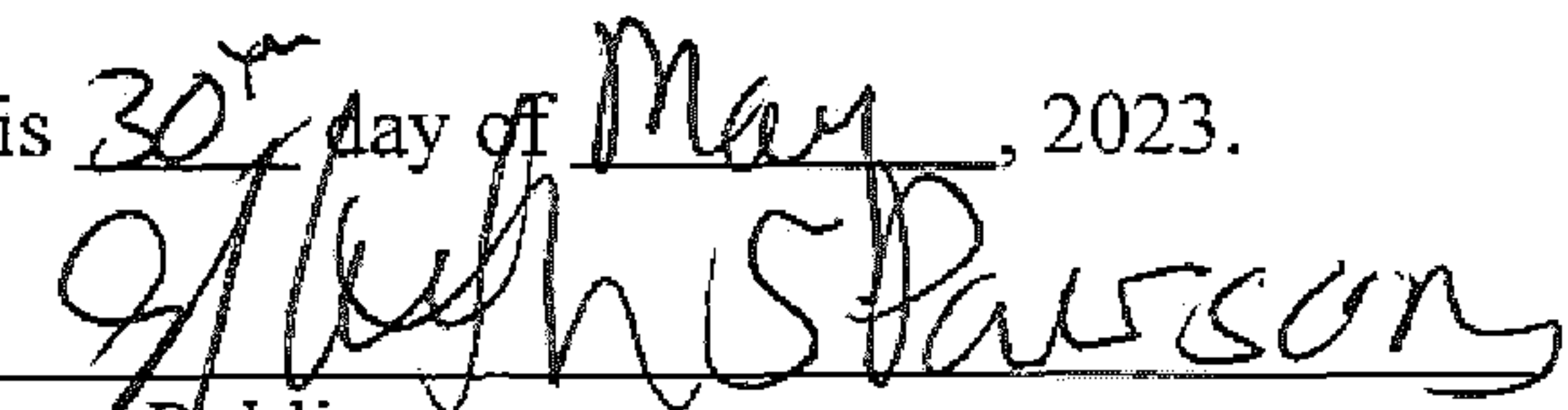

NOAH D. LEOPARD

STATE OF ALABAMA
ST. CLAIR COUNTY

I, the undersigned authority, a Notary Public in and for said County in said State, hereby certify that NOAH D. LEOPARD, whose name is signed to the foregoing conveyance and who is known to me, acknowledged before me on this day that, being informed of the contents of said conveyance, he executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 30th day of May, 2023.




Notary Public
My Commission Expires: 1/5/27

125-23



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
06/01/2023 09:14:32 AM
\$31.00 BRITTANI
20230601000163340

