

Send tax notice to:
DAVID JUHOLA
1033 LINKSIDE DRIVE
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
Shelby COUNTY

2023190T

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of Four Hundred Eighty Thousand and 00/100 Dollars (\$480,000.00) the amount which can be verified in the Sales Contract between the two parties in hand paid to the undersigned, **BETTY JEAN BARKER, A SINGLE INDIVIDUAL** whose mailing address is: 188 Red Barn Road, Wedowee, AL 36272 (hereinafter referred to as "Grantors") by **DAVID JUHOLA and SAUNDRA JUHOLA** whose property address is: **1033 LINKSIDE DRIVE, BIRMINGHAM, 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 24-A, according to the Resurvey of Lot 24 of Linkside at Greystone, as recorded in Map Book 18, page 90, in the Office of the Judge of Probate of Shelby County, Alabama.

Together with the nonexclusive easement to use the private roadways, common areas, and Hugh Daniel Drive, all as more particularly described in the Greystone Residential Declaration of Covenants, Conditions and Restrictions dated November 6, 1996 and recorded in Real 317, page 260, in the Probate Office of Shelby County, Alabama, and all amendments thereto.

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. Restrictions, public utility easements and building setback lines as shown on recorded map and survey of Linkside at Greystone recorded in Map Book 17, page 32, and in the recorded map and survey of the Resurvey of Lot 24 of Linkside at Greystone, as recorded in Map Book 18, page 90, in the Office of the Judge of Probate of Shelby County, Alabama.
3. Minerals of whatsoever kind, subsurface and surface substances, including but not limited to coal, lignite, oil, gas, uranium, clay, rock, sand and gravel in, on, under and that may be produced from the Land, together with all rights, privileges, and immunities relating thereto, whether or not appearing in the Public Records, including those recorded in Book 4, Page 495, Book 60, Page 260 and Book 121, Page 294.
4. Declaration of Covenants, Conditions and Restrictions recorded in Book 317, Page 260 and as amended in Map Book 17, page 56, in the Probate Office of Shelby County, Alabama.
5. Transmission Line Permit granted to Alabama Power Company as recorded in Deed 186 page 223, Deed 239, page 214 and Deed 109 page 505, in the Probate Office of Shelby County, Alabama,
6. Restrictions, covenants, conditions and building setback lines as set out in Amended and Restated Restrictive Covenants recorded in Real 265 page 96, in the Probate Office of Shelby County, Alabama.
7. Rights of others to use of Hugh Daniel Drive as recorded in Deed Book 301, page 799, in the Probate Office of Shelby County, Alabama.
8. Covenant and Agreement for Water Service as recorded in Real 235, page 574; amended in Instrument #1993-20840 and Instrument #1992-20786, in the Probate Office of Shelby County, Alabama.
9. 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 as Instrument #1992-17890 and 5th Amendment as recorded as Instrument #1993-3123 and further amended by 6th Amendment recorded as Instrument #1993-10163 and 7th Amendment as recorded as Instrument #1993-16982 and 8th Amendment as recorded as Instrument #1993-20968 and 9th Amendment recorded as Instrument #1993-

32840; and 10th Amendment recorded as Instrument #1994-23329 and 11th Amendment recorded as Instrument #1995-8111 and 12th Amendment recorded as Instrument #1995-24267, in the Probate Office of Shelby County, Alabama.

- 10. Agreement with Shelby Cable, Inc., as recorded in Real 350, page 545, in the Probate Office of Shelby County, Alabama.
- 11. Underground easement in favor of Alabama Power Company as recorded in Deed Book 305, page 637, in the Probate Office of Shelby County, Alabama.

\$0.00 OF THE CONSIDERATION AS WAS PAID FROM THE PROCEEDS OF A MORTGAGE LOAN.

Betty Jean Barker is the surviving grantee of that certain Warranty Deed recorded in Instrument #1994-15317. The other grantee, O.B. Barker, also known as Oscar Bayne Barker, III, is deceased, having died on or about December 20, 2011. Betty Jean Barker and O.B. Barker were continuously married for the duration of time they held title to the property until the date of his death.

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.

6* IN WITNESS WHEREOF, said Grantor, has hereunto set his/her hand and seal this the day of June, 2023.

Betty Jean Barker
 ↓
 BETTY JEAN BARKER

STATE OF ALABAMA
COUNTY OF SHELBY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that BETTY JEAN BARKER 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 6* day of June, 2023.

Charles D. ...
 CHARLES D. ...
 Notary Public
 Print Name:
 Commission Expires: *5-24*



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
06/07/2023 10:00:58 AM
\$505.00 BRITTANI
20230607000171180

Allie S. Boyd