

Send tax notice to:
KNOWLES LIVING TRUST
2013 BRAE TRAIL
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

2023268

SHELBY COUNTY

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS:

That is consideration of Seven Hundred Twenty-Five Thousand and 00/100 Dollars (\$725,000.00) the amount which can be verified in the Sales Contract between the two parties in hand paid to the undersigned, **GORDON L SMITH AND IRENE C SMITH, TRUSTEES OF THE SMITH LIVING TRUST DATED SEPTEMBER 12, 2011**, whose mailing address is *30117 Crepe Myrtle Ct. Ft. Myers FL 33913* (hereinafter referred to as "Grantor") by **CRAIG COOPER KNOWLES AND BABS T KNOWLES, AS TRUSTEES UNDER THE KNOWLES LIVING TRUST DATED MAY 18, 2023**, whose property address is: **2013 BRAE TRAIL, BIRMINGHAM, AL, 35242** (hereinafter referred to as Grantee"), the receipt and sufficiency of which are hereby acknowledged, Grantor does, by these presents, grant, bargain, sell, and convey unto Grantee, the following described real estate situated in Shelby County, Alabama, to-wit:

Lot 4, according to the Survey of 2nd Amended Plat of Amended Plat of The Brae Sector of Greystone Farms, as recorded in Map Book 19, page 141, 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 due and payable until October 1, 2023.
2. Easements, building lines and restrictions 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.
4. Right of way granted to Water Works Board of the City of Birmingham recorded in Inst. No. 1993-20841 and Inst. No. 1995-11637.
5. Restrictions, covenants, conditions and liens for assessments appearing of record in Real Volume 265, page 96; Inst. No. 1995-16403; Inst. No. 1994-22318, and Inst. No. 1995-01432.
6. Sanitary sewer easement recorded in Inst. No. 1995-04395.
7. Greystone Farms Reciprocal Easement Agreement recorded in Inst. No. 1995-16400.
8. Shelby Cable Agreement recorded in Real Volume 350, page 545.
9. Agreement for Water Service recorded in Real Volume 235, page 574, and Inst. No. 1992-20786 and modified in Inst. No. 1993-20840.
10. Rights of way granted to Water Works and Sewer board of the City of Birmingham by instrument recorded in Inst. No. 1993-20841.
11. Restrictions, covenants and homeowners association pertaining to The Brae at Greystone Farms recorded as Inst. No. 1995-16401 along with First Amendment recorded as Inst. No. 1996-01432.
12. Easement granted to BellSouth Telecommunications recorded as Inst. No. 1995-7422.
13. Greystone Farms Community Center Property Declaration of Covenants, Conditions and Restrictions recorded as Inst. No. 1995-16403.

The Grantor does for itself, its successors and assigns, covenant with the Grantee, his/her heirs, executors, administrators and assigns, that it is lawfully seized in fee simple of said premises; that it is 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 Grantee, its heirs, executors, administrators and assigns forever against the lawful claims of all persons.

IN WITNESS WHEREOF, the said Grantors, GORDON L SMITH AND IRENE C SMITH, TRUSTEES UNDER THE SMITH LIVING TRUST, who are authorized to execute this conveyance, have hereunto set their signatures and seals on this the 10 day of August, 2023.

SMITH LIVING TRUST DATED
SEPTEMBER 12, 2011

BY: Gordon L Smith, Trustee
GORDON L SMITH, TRUSTEE

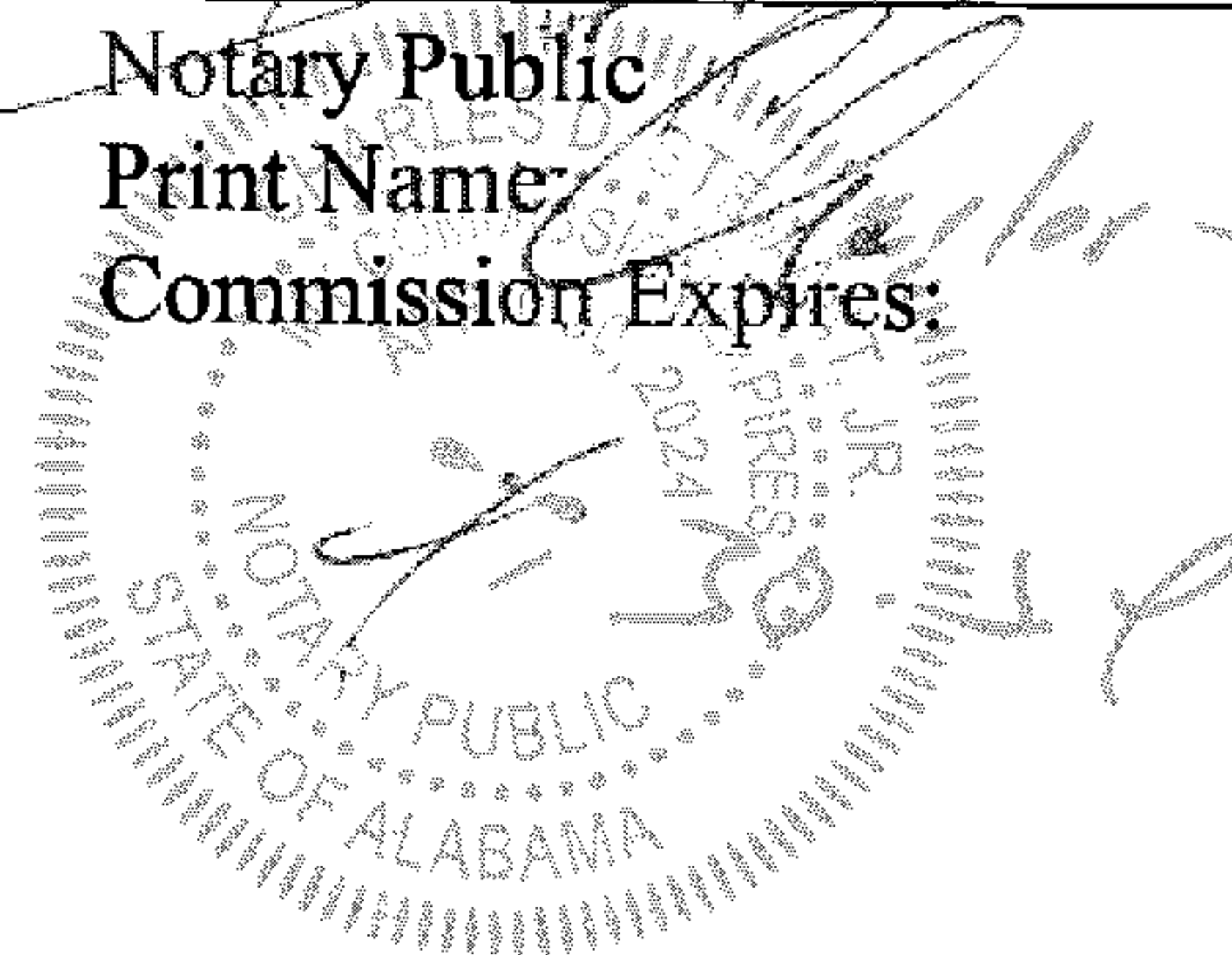
BY: Irene C. Smith, Trustee
IRENE C SMITH, TRUSTEE

STATE OF ALABAMA
COUNTY OF SHELBY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that GORDON L SMITH AND IRENE C SMITH, whose names as TRUSTEES OF THE SMITH LIVING TRUST, DATED SEPTEMBER 12, 2011, 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 and with full authority, they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this the 10 day of August, 2023.

Notary Public
Print Name: Charles D. Pires, Jr.
Commission Expires: 2024



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
08/11/2023 09:17:17 AM
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Allie S. Bayl