

Send tax notice to:
BARBARA J COE
1213 GREYSTONE PARC 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

2023301

Shelby COUNTY

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, **WILMA SUE FIELDS, FKA WILMA SUE FIELDS RICH, A MARRIED WOMAN** whose mailing address is: 273 W. Craig Dr. Hampton, AL 35023-2916 (hereinafter referred to as "Grantors") by **BARBARA J COE and RICHARD L COE and BRENT ALLEN SMITH**, whose property address is: **1213 GREYSTONE PARC 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 48, according to the Survey of The Parc at Greystone, as recorded in Map 32, Pages 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. Easement(s), building line(s) and restriction(s) 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. Sanitary Sewer Service with SWWC Utilities, Inc. recorded in Inst. No. 2013-469370.
5. Easement Agreement with Shelby County, Alabama recorded in Inst. No. 2004-1570.
6. Right-of-way granted to Alabama Power Company recorded in Volume 109, Page 504; Volume 111, Page 403; Inst. No. 2003-66119 and Inst. No. 2004-35533.
7. Easement agreement by and between Daniel Realty Company and Greystone Branch, LLC recorded under Inst. No. 2002-22977.
8. Restrictions appearing of record in Real 317, Page 260 and Inst. No. 2003-71152

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

Wilma Sue Fields and Wilma Sue Fields Rich are one and the same person.

This property is not the homestead of the grantor nor that of her spouse.

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.

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

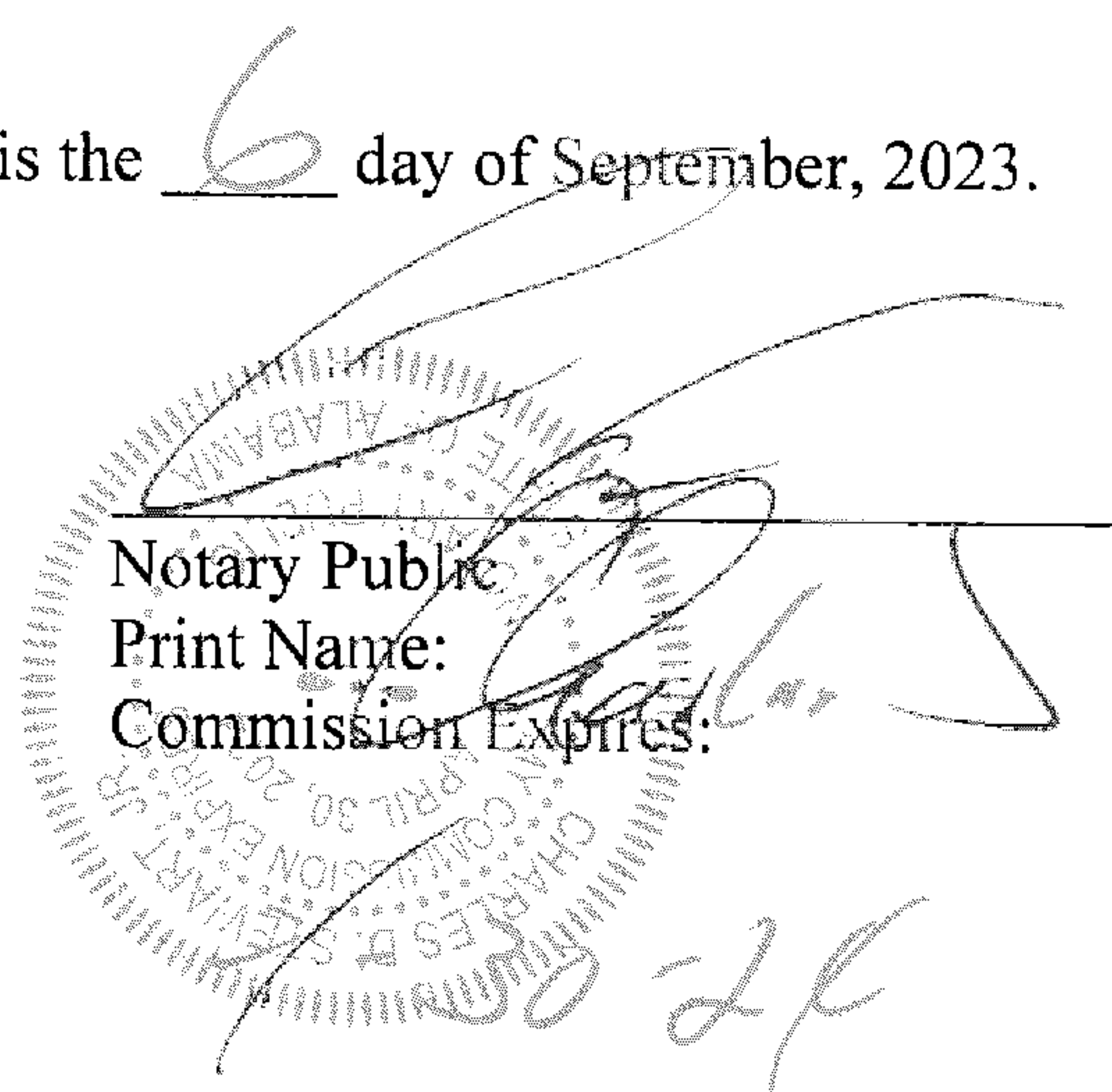


WILMA SUE FIELDS

STATE OF ALABAMA
COUNTY OF SHELBY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that WILMA SUE FIELDS 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 September, 2023.



Notary Public
Print Name: Charles B. Bryant
Commission Expires: April 30, 2024



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
09/07/2023 10:17:57 AM
\$506.00 BRITTANI
20230907000270600

