

Send tax notice to:
BRITTNEY TAYLOR
5349 GREYSTONE WAY
HOOVER, 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

2023327

SHELBY COUNTY

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS:

That is consideration of Seven Hundred Ninety-Nine Thousand Five Hundred and 00/100 Dollars (\$799,500.00) the amount which can be verified in the Sales Contract between the two parties in hand paid to the undersigned, **CRAIG COOPER KNOWLES AND BABS T KNOWLES, TRUSTEES OF THE KNOWLES LIVING TRUST** whose mailing address is 2013 Brae Trail Birmingham 35242 (hereinafter referred to as "Grantor") by **BRITTNEY TAYLOR** whose property address is: **5349 GREYSTONE WAY, HOOVER, 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 6, according to the Survey of Greystone, 6th Sector, as recorded in Map Book 17, page 54 A, B and C, in the Probate Office of Shelby County, Alabama. Together with the non-exclusive 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, 1990, and recorded in Real 317, page 260, in the Probate office of Shelby County, Alabama (together with all amendments thereto, is hereafter collectively referred to as the "Declaration").

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. 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. Greystone Residential Declaration of Covenants, Conditions and Restrictions recorded in Real 317, Page 260, amended by Real 319, Page 235 and by First Amendment to Restrictions, recorded in Real 346, Page 942; Second Amendment recorded in Real 378, Page 904; Third Amendment recorded in Real 397, Page 958; Fourth Amendment recorded in Instrument No. 1992-17890; Fifth Amendment recorded in Instrument No. 1993-3123; Sixth Amendment recorded in Instrument No. 1993-10163; Seventh Amendment recorded in Instrument No. 1993-16982; Eighth Amendment recorded in Instrument No. 1993-20968; Ninth Amendment recorded in Instrument No. 1993-32840; Tenth Amendment recorded in Instrument No. 1994-23329; Eleventh Amendment recorded in Instrument No. 1995-08111; Twelfth Amendment recorded in Instrument No. 1995-24267; Thirteenth Amendment recorded in Instrument No. 1995-34231; Fourteenth Amendment recorded in Instrument No. 1996-19860; Fifteenth Amendment recorded in Instrument No. 1996-37514; Sixteenth Amendment recorded in Instrument No. 1996-39737; Seventeenth Amendment recorded in Instrument No. 1997-02534; Eighteenth Amendment recorded in Instrument No. 1997-17533; Nineteenth Amendment recorded in Instrument No. 1997-30081; Twentieth Amendment recorded in Instrument No. 1997-38614; Twenty-First Amendment recorded in Instrument No. 1999-03331; Twenty-Second Amendment recorded in Instrument No. 1999-06309; Twenty-Third Amendment recorded in Instrument No. 1999-47817; Twenty-Fourth Amendment recorded in Instrument No. 20020717000334280; Twenty-Fifth Amendment recorded in Instrument No. 20030909000604430; Twenty-Sixth Amendment recorded in Instrument No. 20031023000711520; Twenty-Seventh Amendment recorded in Instrument No. 20031105000735510, Twenty-Eighth Amendment recorded in Instrument No. 20040521000271000271290 and Twenty-Ninth Amendment recorded in Instrument No. 20040630000361770, in the Probate Office of Shelby County, Alabama.
6. Restrictions and covenants appearing of record in Inst. No. 1994-9934.
7. Restrictions appearing of record in Instrument No. 1993-24342.

8. Restrictions regarding Alabama Power Company recorded in Instrument 1993-1193.
9. Minimum square footage requirements and building setback lines pursuant to the terms of the declaration of Covenants, Conditions, Restrictions recorded in Real 317, Page 260; Real 346, Page 942; Map Book 17, Page 72 and in Real 381, Pages 217-222.
10. Amended and Restated Covenants as recorded in Real 265, Page 96 and in Instrument No. 1993-16982.
11. Rights of others to use of Hugh Daniel Drive and Greystone Drive as described in Deed Book 301, Page 799.
12. Covenants and Agreements for Water Services, recorded in Real 235, Page 574.
13. Agreement between Daniel Oak Mountain Limited Partnership and Shelby Cable, Inc. recorded in Real 350, Page 545.
14. Release of Damages as set out in Instrument 1993-24342 and in Declaration of Covenants, Conditions and Restrictions appearing of record in Real 317, Page 260 and also set out in paragraph (i) in deed from Daniel Oak Mountain to Cross/Kimbrell Partnership recorded in Real 381, Pages 217-222.
15. Restrictions appearing of record in Instrument No. 20021002000476370; Instrument No. 200213-3404 and Instrument No. 20040521000271290.
16. Easement recorded in Instrument No. 20040102000001570.
17. Notice of Availability of Sanitary Sewer Services to SWWC Utilities Inc as recorded in Instrument No. 20131204000469370.
18. Restrictions, reservations, limitations, building lines and release of damages as set out on deed from Daniel Oak Mountain Limited recorded in Instrument No. 1993-29273.

\$599,625.00 OF THE CONSIDERATION AS WAS PAID FROM THE PROCEEDS OF A MORTGAGE LOAN.

The Grantors do for themselves, their successors and assigns, covenant with the Grantee, her heirs, executors, administrators 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, the said Grantors, CRAIG COOPER KNOWLES AND BABS T KNOWLES, TRUSTEES OF THE KNOWLES LIVING TRUST, who are authorized to execute this conveyance, have hereunto set their signature and seal on this the 6 day of October, 2023.

KNOWLES LIVING TRUST

BY: Craig Cooper Knowles, Trustee
CRAIG COOPER KNOWLES, TRUSTEE

BY: Babs T Knowles, Trustee
BABS T KNOWLES, TRUSTEE

STATE OF ALABAMA
COUNTY OF SHELBY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that CRAIG COOPER KNOWLES AND BABS T KNOWLES, whose names as TRUSTEES of the KNOWLES LIVING TRUST, 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 6 day of October, 2023.

Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
10/09/2023 12:22:00 PM
\$226.00 JOANN
20231009000300230

Notary Public
Print Name: Allen S. Bayl
Commission Expires: 12/31/2025



Allen S. Bayl
Notary Public
Print Name: Allen S. Bayl
Commission Expires: 12/31/2025