

Send tax notice to:
Bonnie B Westbrook Revocable Trust
1427 Baniff Court
Snellville, GA 30078

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

2023312T

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of Seven Hundred Thousand and 00/100 Dollars (\$700,000.00) the amount which can be verified in the Sales Contract between the two parties in hand paid to the undersigned, **RICHARD L. COE and BARBARA J. COE, husband and wife and BRENT ALLEN SMITH, a single individual**, whose mailing address is: 213 Greystone Parc, Birmingham, AL 35242 (hereinafter referred to as "Grantors") by **Bonnie B Westbrook Trustee of the Bonnie B Westbrook Revocable Trust** whose property address is: **1209 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, the following described real estate situated in Shelby County, Alabama, to-wit:

Lot 49, according to the Survey of the Parc at Greystone, as recorded in Map Book 32, page 42 A, B and C, in the Probate Office of Shelby County, Alabama.

SUBJECT TO:

1. Taxes for the year beginning October 1, 2023 which constitutes a lien but are not yet due and payable until October 1, 2024.
2. Restrictions, public utility easements and building setback lines as shown on recorded map and Survey of the Parc at Greystone, as recorded in Map Book 32, page 42 A, B and C, in the Probate Office 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 Instrument #20040819000464500 and Instrument #1993-35661.
4. Covenants, Conditions and Restrictions as recorded in Book 317, Page 260, Book 346, Page 942; Book 378, page 904; Book 397, page 958; Instrument #1992-17890; Instrument #1993-03123; Instrument #1993-10163; Instrument #1993-16982; Instrument #1993-20968; Instrument #1993-32840; Instrument #1994-23329; Instrument #1995-08111; Instrument #1995-24267; Instrument #1995-34231; Instrument #1995-35679; Instrument #1996-19860; Instrument #1996-37514; Instrument #1996-39737; Instrument #1997-02534; Instrument #1997-17533; Instrument #1997-30081; Instrument #1997-38614; Instrument #1999-03331; Instrument #1999-06309; Instrument #1999-47817; Instrument #20020717000334280; Instrument #200309090006044430; Instrument #20031023000711520; Instrument #20040630000361770 and any further amendments thereto.
5. Articles of Incorporation for Greystone Residential Association, Inc., recorded in Book 42, page 835 with amendment recorded in Instrument #20040726000414280.
6. Release of Damages and restrictions as recorded in Instrument #20040819000464500.
7. Easement agreement recorded in Instrument #2002-22977.
8. Right of way to Alabama Power Company, recorded in Deed Book 109, Page 504; Volume 111, page 403 and Instrument #2003-66119.

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

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 20th day of October, 2023.


RICHARD L. COE

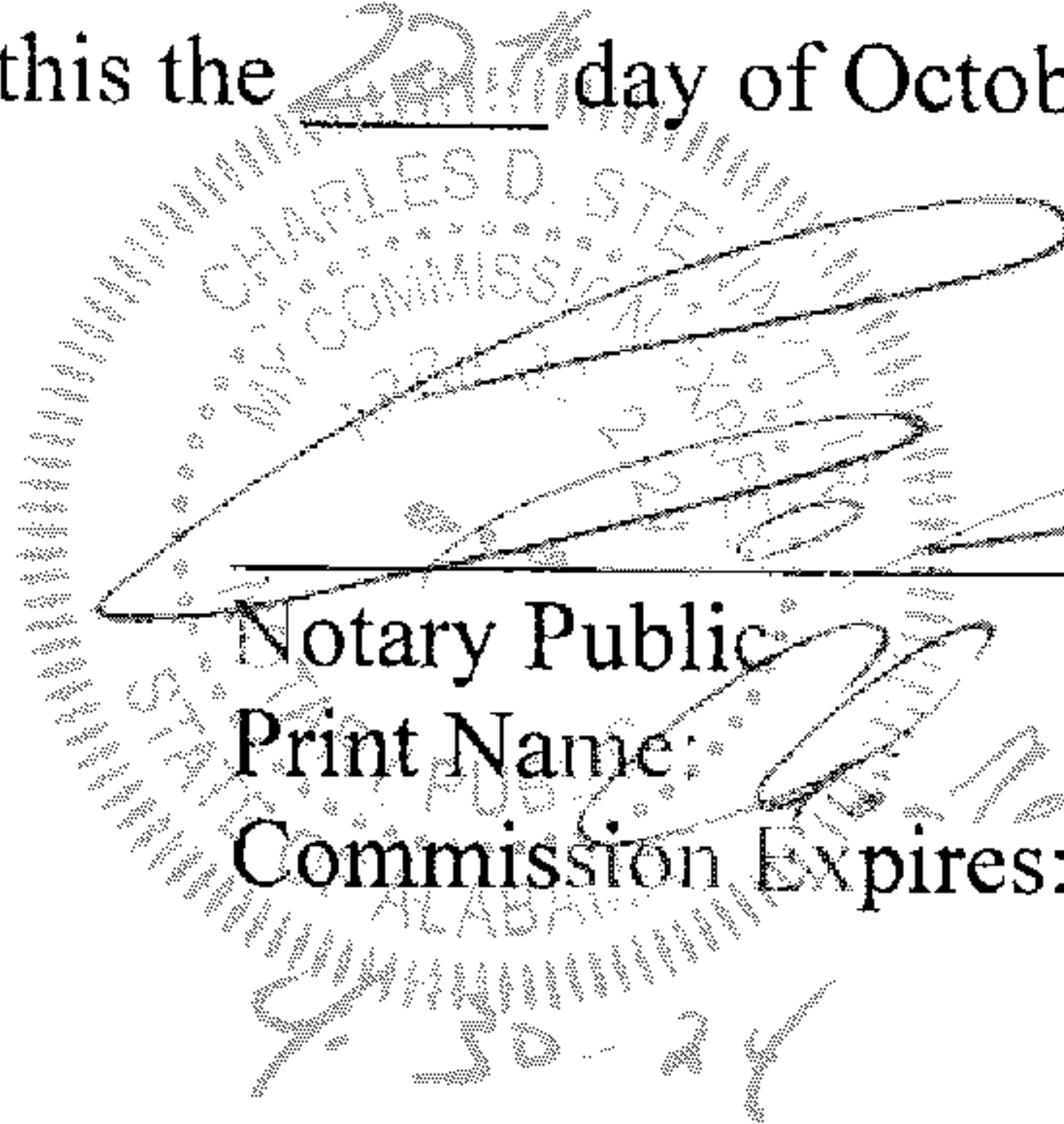

BARBARA J. COE


BRENT ALLEN SMITH

STATE OF ALABAMA
COUNTY OF SHELBY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that RICHARD L. COE and BARBARA J. COE 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.

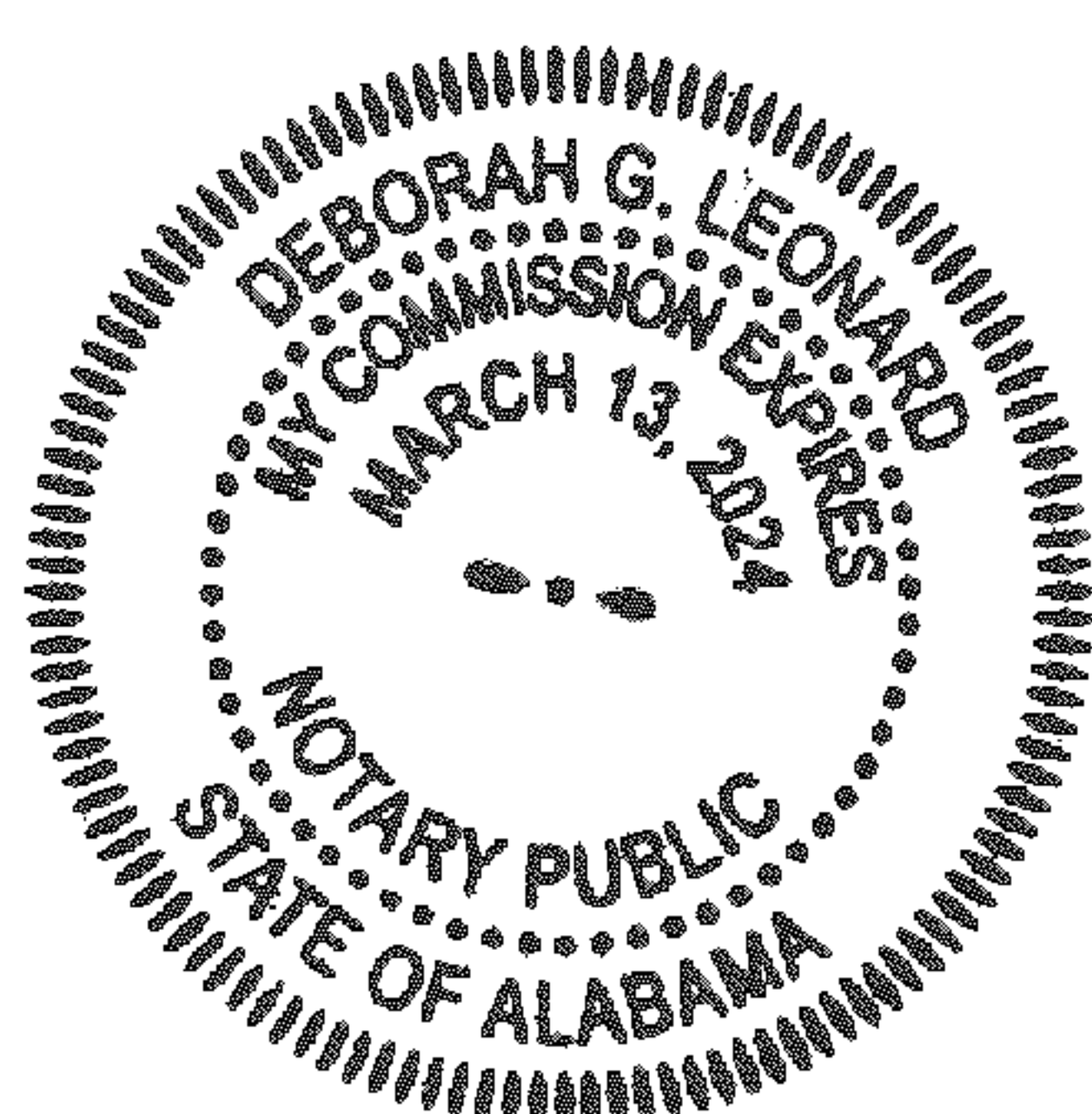
Given under my hand and official seal this the 20th day of October, 2023.


Notary Public
Print Name: Charles D. Stearns
Commission Expires: 9-30-24

STATE OF ALABAMA
COUNTY OF SHELBY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that BRENT ALLEN SMITH 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 20th day of October, 2023.




Notary Public
Print Name:
Commission Expires:

Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
10/23/2023 10:57:49 AM
\$725.00 PAYGE
20231023000311540

Allen S. Bayl