

Send tax notice to:
OLIVIA G SHUMAKE
1144 HAVEN ROAD
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

2024021

SHELBY COUNTY

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of Five Hundred Ninety-Five Thousand and 00/100 Dollars (\$595,000.00) the amount which can be verified in the Sales Contract between the two parties in hand paid to the undersigned, **HENRY EARL MCKAY, III, A MARRIED INDIVIDUAL**, whose mailing address is 5120 Greystone Way; Birmingham, AL 35242 (hereinafter referred to as "Grantors") by **OLIVIA G SHUMAKE and MATTHEW E STRINGFELLOW** whose property address is: **1144 HAVEN ROAD, HOOVER, 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 12, according to the Survey of The Haven at Greystone, 1st Sector, as recorded in Map Book 31, page 47, 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. Easements, building lines, and restrictions, as shown on recorded map.
3. Restrictions appearing of record in Instrument No. 2004-14778 and Instrument No. 2002-47959.
4. 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.
5. Greystone Legacy Declaration of Covenants, Conditions and Restrictions as set out in Instruments recorded in instrument No. 1999-50995; Instrument No. 2000-4911; Instrument No. 2000-34390; Instrument No. 2000-40197; Instrument No. 2001-16407; Instrument No. 2001-48193; Instrument No. 2002-40139; Instrument No. 2002-7958; Instrument No. 2003-10779; Instrument No. 2003-25340; Instrument No. 2003-28300.
6. Declaration of Watershed protective Covenants for Greystone Development recorded in Instrument No. 2000-17644; Instrument No. 2002-47637; Instrument No. 2000-20625; and Instrument no. 200006-5078.
7. Covenants and Agreement for Water Service as recorded in Real 235, page 574; Instrument No. 1992-20786; Instrument No. 1993-20840.
8. Agreement with Respect to Establishment of Certain Restrictions and Other Agreements and First Amendment to Declaration of Restrictions, as set out in Instrument No. 1998-322193.

9. Reciprocal Easement Agreement by and between Daniel Oak Mountain. Limited Partnership, Greystone Residential Association, Inc., Greystone Development company, Inc. and Greystone Legacy Homeowners recorded in Instrument No. 2001-38396.
10. Right of way granted to Shelby County recorded in Instrument No. 2004-1560.

SUBJECT PROPERTY DOES NOT CONSTITUTE THE HOMESTEAD OF THE GRANTOR OR HIS SPOUSE, AS DEFINED BY THE CODE OF ALABAMA.

\$595,000.00 OF THE CONSIDERATION AS WAS PAID FROM THE PROCEEDS OF A MORTGAGE LOAN.

TO HAVE AND TO HOLD unto the said Grantees, their 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.

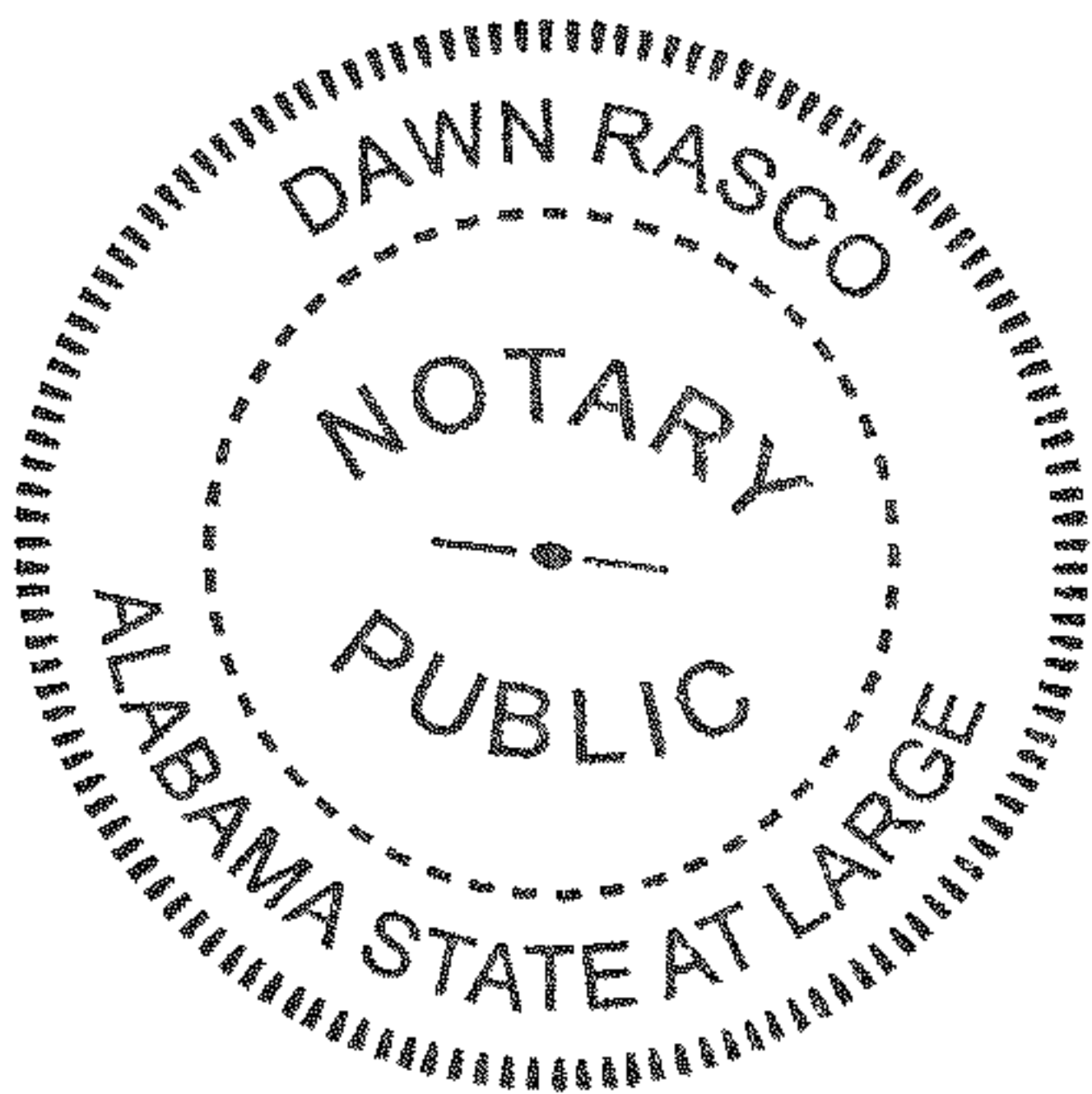
8th IN WITNESS WHEREOF, said Grantor, has hereunto set his hand and seal this the day of February, 2024.


HENRY EARL MCKAY, III

STATE OF ALABAMA
COUNTY OF SHELBY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that HENRY EARL MCKAY, III whose name is signed to the foregoing instrument, and who is known to me, acknowledged before me on this day, that, being informed of the contents of the said instrument, he executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this the 8th day of February, 2024.




Notary Public
Print Name: Dawn Rasco
Commission Expires: 3/23/2026



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
02/12/2024 12:00:14 PM
\$620.00 JOANN
20240212000035180

