

Send tax notice to:  
Matthew R Batusic  
1013 Royal Mile  
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

2024066

SHELBY COUNTY

**WARRANTY DEED**

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of One Million Eighty-Five Thousand and 00/100 Dollars (\$1,085,000.00) the amount which can be verified in the Sales Contract between the two parties in hand paid to the undersigned, **Michael E Manahan and Christy Manahan, husband and wife**, whose mailing address is 1004 GREYSTONE PARK ROAD, Birmingham, AL 35242 (hereinafter referred to as "Grantors") by **Matthew R Batusic and Brittany B Wagner** whose property address is: **1013 Royal Mile, Birmingham, AL, 35242** hereinafter referred to as Grantees"), the receipt and sufficiency of which are hereby acknowledged, Grantors do, 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 703, according to the Survey of Greystone Legacy, 7th Sector, as recorded in Map Book 30, page 43 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. Such state of facts as set out on recorded plat of Greystone Legacy 7th Sector, including but not limited to easements, building lines, restrictions and notes and any other matters, as recorded in Map Book 30, Page 43 A, B and C, in the Office of the Judge of Probate of Shelby County, AL.
3. Title to all oil, gas and minerals within and underlying the premises, together with all oil and mining rights and other rights, privileges and immunities relating thereto, together with any release of liability for injury or damage to persons or property as a result of the exercise of such rights as recorded in Real 261, page 493, in the Probate Office of Shelby County, AL.
4. Restrictive Covenants, easements and right of ways as set forth in Instrument No. 2001-48193 in the Probate Office of Shelby County, Alabama.
5. Restrictive Covenants regarding Greystone Homeowner's Association as set forth in Instrument No. 2001-38396 in the Probate Office of Shelby County, Alabama.
6. Greystone Legacy Declaration of Covenants, Conditions and Restrictions as set forth in Instrument No. 1999-50995, 1st Amendment recorded in Instrument No. 2000-04911, 2nd Amendment recorded in Instrument No. 2000-34390, 3rd Amendment recorded in Instrument No. 2000-40197, 4th Amendment recorded in Instrument No. 2001-16407, 5th Amendment recorded in Instrument No. 2001-48193, 6th Amendment recorded in Instrument No. 20020823000401390, 7th Amendment recorded in Instrument No. 20021003000479580, 8th Amendment recorded in Instrument No. 20030220000107790, 9th Amendment recorded in Instrument No. 20030424000253400, 10th Amendment recorded in Instrument No. 20030507000283000, 11th Amendment recorded in Instrument No. 20031023000711510, 12th Amendment recorded in Instrument No. 20031105000735500, 13th Amendment recorded in Instrument No. 20040129000047160, 14th Amendment recorded in Instrument No. 20040521000271310, 15th Amendment recorded in Instrument No. 20040927000532560, 16th Amendment recorded in Instrument No. 20061013000509240, 17th Amendment recorded in Instrument No. 20070810000376920 and 18th Amendment recorded in Instrument No. 20170628000230610, and any amendments thereto in the Probate Office of Shelby County, Alabama.
7. Terms and conditions as set forth in the Articles of Incorporation of Greystone Legacy Homeowner's Association Inc. as recorded in Instrument No. 1999-50982 and amended in Instrument No. 20061113000554900, together with all rules and regulations promulgated pursuant thereto or which may be imposed from time to time by said Association.


- 8. Declaration of Watershed Protective Covenants for Greystone Development as set forth in Instrument No. 2000-17644 with Assignment and Assumption Agreement recorded in Instrument No. 2000-20625 in the Probate Office of Shelby County, Alabama.
- 9. Covenants and Agreements for Water Service between Dantract, Inc. and Daniel Realty Corporation and Shelby County as set forth in Real 235, page 574, along with Amendment recorded in Instrument No. 1992-20786 and 2nd Amendment recorded in Instrument No. 1993-20840, and any amendments thereto, in the Probate Office of Shelby County, Alabama.
- 10. Release of damages as set forth in Instrument No. 20030113000024550 in the Probate Office of Shelby County, Alabama.
- 11. Reciprocal easement agreement recorded in Instrument No. 2001-38396 in the Probate Office of Shelby County, Alabama.
- 12. Covenants releasing predecessor in title from any liability arising from sinkholes, limestone formations, soil conditions or any other known or unknown surface or subsurface conditions that may now or hereafter exist or occur or cause damage to subject property, as shown by instruments recorded in Map Book 30, pages 43 A, B and C in Probate Office.

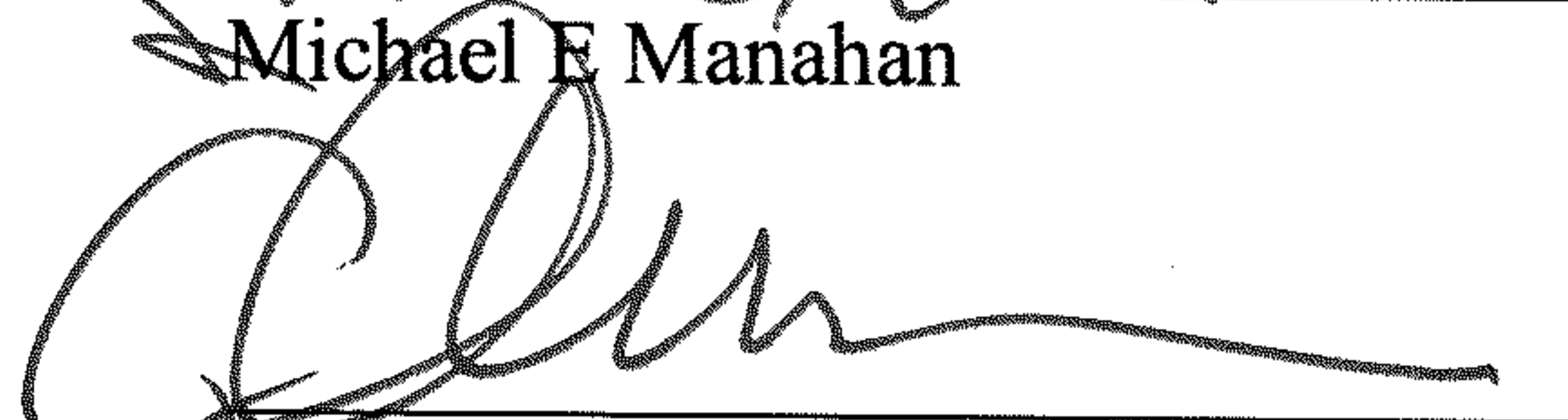
\$759,500.00 OF THE CONSIDERATION AS WAS PAID FROM THE PROCEEDS OF A MORTGAGE LOAN.

TO HAVE AND TO HOLD unto the said Grantees, their successors and assigns forever.

The Grantors do for themselves, their successors and assigns, covenant with the Grantees, their successors 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 Grantees, their heirs, executors, administrators and assigns forever against the lawful claims of all persons.

IN WITNESS WHEREOF, said Grantors, have hereunto set their hand and seal this the 1 day of April, 2024.

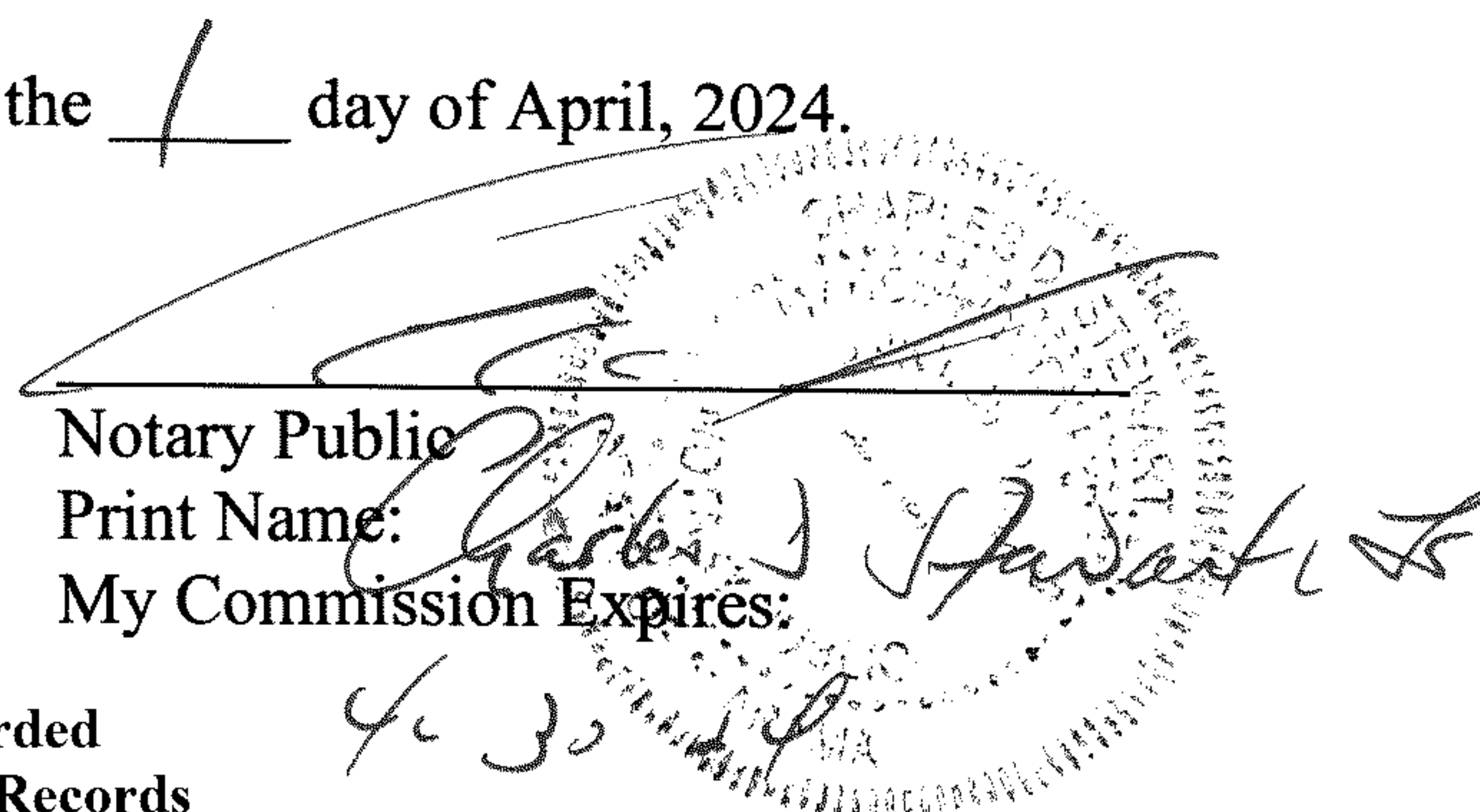
  
 Michael E. Manahan

  
 Christy Manahan

STATE OF ALABAMA  
COUNTY OF SHELBY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Michael E Manahan and Christy Manahan whose names 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, they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this the 1 day of April, 2024.

  
 Notary Public  
 Print Name: Charles J. Stewart, Jr.  
 My Commission Expires: 4-30-24



Filed and Recorded  
 Official Public Records  
 Judge of Probate, Shelby County Alabama, County  
 Clerk  
 Shelby County, AL  
 04/03/2024 09:49:40 AM  
 \$350.50 JOANN  
 20240403000091360

*Allie S. Boyd*