

Send tax notice to:
Jack H Crawford
4209 Shiloh Drive
Mountain Brook, AL 35213

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

2024224

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of Four Hundred Twenty-Four Thousand and 00/100 Dollars (\$424,000.00) the amount which can be verified in the Sales Contract between the two parties in hand paid to the undersigned, **William Edgar Feist and Evangeline Rosine Feist, Husband and wife** whose mailing address is: **200 One Nineteen Blvd, Apt 1100, Birmingham, AL 35242** (hereinafter referred to as "Grantors") by **Jack H Crawford and Frances B Crawford** whose property address is: **5216 English Way, 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 59, according to the Survey of the 1st Amended Plat of Final Record Plat of Greystone Farms English Turn Sector Phase I as recorded in Map Book 19, Page 142, 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. Easement(s), building line(s) and restrictions(s) as shown on recorded map.
3. Declarations, Covenants and Restrictions as to Greystone Farms, as set out in Inst. No. 1995-16401, and 1st Amendment recorded in Inst. No. 1996-1432 and 2nd Amendment recorded in Inst. No. 1996-21440, 3rd Amendment recorded in Inst. No. 1997-2587 and 4th Amendment recorded in Inst. No. 1998-10062 in Probate Office of SHELBY County, ALABAMA.
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. Restrictions, limitations and conditions set out in Map Book 19, Page 142.
6. Easement(s) to Bell South Communications as shown by instrument recorded in Inst. No. 1995-7422 in Probate Office.
7. Amended and Restated restrictive covenants, including building setback lines and specific provisions for dense buffer along Hugh Daniel Drive, all as set out in instrument recorded in Real 265, Page 96, in Probate Office, and which said building setback lines and dense buffer are shown on survey of Paragon Engineering, Inc., dated July 14, 1994.
8. Shelby Cable Agreement recorded In Real 350, Page 545, in Probate Office.
9. Covenants and Agreement for water service as set out in Agreement recorded in Real 235, Page 574, as modified by Agreement recorded in Inst. No. 1992-20786 and further modified by Agreement recorded in Inst. No. 1993-20840 in Probate Office.
10. Right of Way from Daniel Oak Mountain Limited to Shelby County recorded on July 13, 1994, as Inst. No. 1994-21963.
11. Development Agreement between Daniel Oak Mountain Limited Partnership, Greystone Residential Association, Inc., Greystone Ridge, Inc., and United States Fidelity and Guaranty Company, recorded in Inst. No. 1994-22318 and 1st Amendment recorded In Inst. No. 1996-0530 and 2nd Amendment recorded in Inst. No. 1998-16170 in Probate Office.
12. Greystone Farms Reciprocal Easement Agreement recorded as Inst. No. 1995-16400 in Probate Office.
13. Greystone Farms Community Center Property Declaration of Covenants, Conditions and Restrictions as set out in Inst. No. 1995-16403 in Probate Office.

\$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.

21st IN WITNESS WHEREOF, said Grantor, has hereunto set his/her hand and seal this the day of June, 2024.

William Edgar Feist
William Edgar Feist

Evangeline Rosine Feist
Evangeline Rosine Feist

STATE OF ALABAMA
COUNTY OF SHELBY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that William Edgar Feist and Evangeline Rosine Feist 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 21st day of June, 2024.

Charles D. Stewart, Jr.
Notary Public
Print Name: Charles D. Stewart, Jr.
Commission Expires: APR 30 2028
STATE OF ALABAMA



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
06/24/2024 02:06:51 PM
\$449.00 LAURA
20240624000188800

Allie S. Boyd