

Send tax notice to:  
Michael L Holt  
1028 King Stables Circle  
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  
SHELBY COUNTY

2024167

**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, **Ginger Ricchetti, an unmarried individual, whose mailing address is 3040 Thrasher Lane Hoover, AL 35244** and **Rex Ricchetti, an unmarried individual, whose mailing address is 706 Woodmere Creek Loop, Vestavia Hills AL 35226** (hereinafter referred to as "Grantors") by **Michael L Holt and Molly M Holt** whose property address is: **1028 King Stables Circle, Hoover, 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 7, according to the Survey of Greystone, 1st Sector, Phase VI, as recorded in Map Book 16, page 63, 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.**

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 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. Restrictions appearing of record in Inst. No. 1992-20103 and Shelby Real 317, Page 260.
5. Greystone Residential Declaration of Covenants, Conditions and Restrictions, as set out in instrument recorded in Real 317, Page 260, amended by Affidavit as recorded in Real 319, Page 235, further amended by First Amendment recorded in Real 346, Page 942, 2nd Amendment as recorded in Real 378, Page 904, 3rc1 Amendment recorded in Real 397, Page 958, 4th Amendment recorded as Instrument #1992-17890, 5th Amendment recorded as Instrument #1993-3123 and 5<sup>th</sup> Amendment recorded as Instrument #1993-10163 and 7th Amendment recorded as Instrument #1993-16982 and 8th Amendment recorded as Instrument #1993-20968 and 9th Amendment recorded as Instrument #32840 and 10th Amendment recorded as Instrument #1994-23329 and in deed from Owner to Purchaser, and by Map Book 16 Page 63 in Probate Office.
6. Amended and Restate Restrictive Covenants as set out in instrument recorded in Real 265, Page 96 in Probate Office.
7. Transmission Line Permits to Alabama Power Company, as shown by instruments recorded in Deed Book 109, Page 505 in Probate Office.
8. Right of others to use of Hugh Daniel Drive and Greystone Drive, as described in instrument recorded in Deed Book 301, Page 799 in Probate Office.

9. Covenant and Agreement for Water Services, as set out in instrument recorded in Real 235, Page 574 and amended by Agreement as set out as Instrument #1993-20840 and Instrument #1992-20786 in Probate Office.
10. Reciprocal Easement Agreement pertaining to access and roadway easements, as set out in Real 312, page 274 in probate Office and 1st Amendment in Real 317 page 253 and 2nd Amendment as Instrument #1993-3124 in Probate Office.
11. Easement to Alabama Power Company recorded in Real 333 page 201 in Probate Office.
12. Agreement between Daniel Oak Mountain Limited Partnership, an Alabama Limited Partnership and Shelby Cable, Inc. recorded in Real 350 page 545 in Probate Office.
13. Agreement with Alabama Power Company as to underground cables recorded as Instrument #1992-26823 in Probate Office.
14. Release of damages, restrictions, modifications, covenants, conditions, rights, privileges, immunities, and limitations, as applicable, as set out in, and as referenced in deed(s) recorded as Instrument #1993-11001 in the Probate Office.
15. Declaration of Watershed Protective Covenants recorded in Inst. No. 2000-17644 and Inst. No. 2002-476370.
16. Easement agreement with Shelby County recorded in Inst. No. 2004-1570.
17. Sanitary Sewer Service with SWWC Utilities, Inc. recorded in Inst. No. 2013-469370.

**\$406,000.00 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 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 July, 2024.

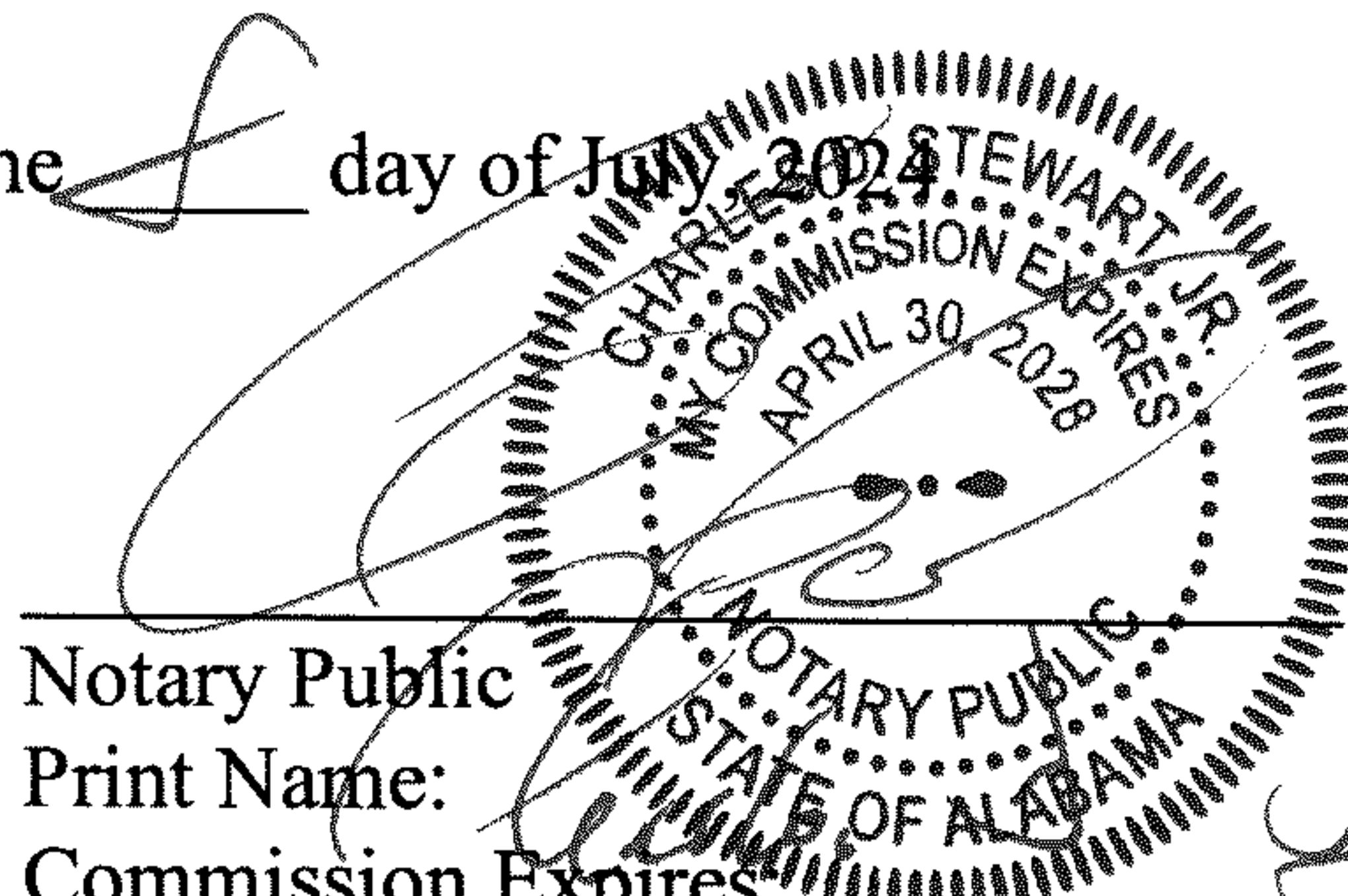
  
Ginger Ricchetti

  
Rex Ricchetti

STATE OF ALABAMA  
COUNTY OF SHELBY

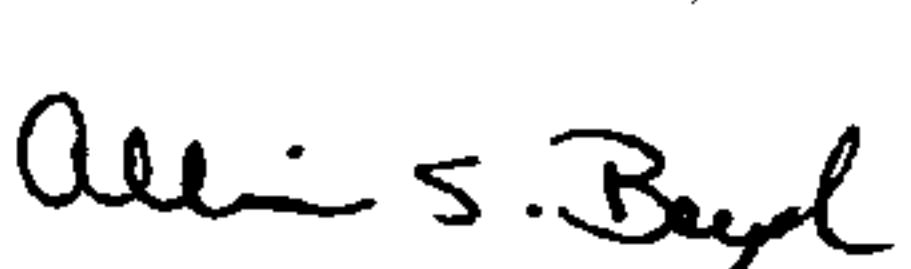
I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Ginger Ricchetti and Rex Ricchetti whose names are signed to the foregoing instrument, and who are known to me, acknowledged before me on this day, that, being informed of the contents of the said instrument, they executed the same voluntarily on the day the same bears date.

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



Filed and Recorded  
Official Public Records  
Judge of Probate, Shelby County Alabama, County  
Clerk  
Shelby County, AL  
07/09/2024 11:48:48 AM  
\$319.00 JOANN  
20240709000206960

Notary Public  
Print Name:  
Commission Expires:

  
Allen S. Boyd

