

Send tax notice to:
Christopher David Kendall
336 Amherst Drive
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

2024272

SHELBY COUNTY

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of Four Hundred Thirty Thousand and 00/100 Dollars (\$430,000.00) the amount which can be verified in the Sales Contract between the two parties in hand paid to the undersigned, **Patricia R Rockett, an unmarried individual**, whose mailing address is 235 Inverness Center Drive Apt 116, B'ham, AL 35244 (hereinafter referred to as "Grantors") by **Christopher David Kendall and Melissa Cicero Kendall** whose property address is: **336 Amherst 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, as joint tenants with right of survivorship, the following described real estate situated in Shelby County, Alabama, to-wit:

Lot 72, according to the Survey of Amended Map of Greystone Village, Phase I, as recorded in Map Book 20, page 32, 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. Release of damages, notes and resolution as shown on recorded Map, recorded in Map Book 20, page 32.
4. Sinkholes, limestone formations, soil conditions or any other known or unknown surface of subsurface conditions that may or thereafter existing or occur or cause damage to the land.
5. Title to all minerals within under underlying the premise, together with all mining rights and other rights, privileges and immunities relating thereto, including release of damages.
6. Easement Agreement between Daniel Oak Mountain Partnership and School House Property recorded in Instrument No. 1993-22440.
7. Agreement between Daniel Oak Mountain Partnership and Shelby County, Inc., recorded in Real 350, page 545; Amended and Restated Restrictions recorded in Real 265, page 96.
8. Covenants and agreement for water service recorded in Real 235, page 574, and Instrument No. 1993-20840.
9. Right of way to use Hugh Daniel Drive recorded in Deed Book 301 page 799.
10. Transmission Line Permit to Alabama Power Company recorded in Deed Book 109, page 501; Deed Book 109, page 500; Deed Book 109, page 505 A & B, and Deed Book 239, page 214.

- 11. Building setback line as shown by restrictions appearing of record in Instrument No. 1993-20846.
- 12. Right of way to Shelby County recorded in Instrument No. 1995-4394.
- 13. Easement Agreement recorded in Instrument No. 1993-22440.
- 14. Articles of Incorporation of Greystone Village Homeowners Association, Inc. record in Instrument No. 1993-20847.
- 15. Conditions and Restrictions recorded in Instrument No. 1993-22438.
- 16. Sanitary Sewer Service with SWWC Utilities, recorded in Instrument No. 2013-46937.
- 17. Declaration of Protective Covenants as recorded in Instrument No. 1994-12222; amended in Instrument No. 1995-16397; Instrument No. 1996-08823; Instrument No. 2001-57314; instrument No. 20040219000086600; Instrument No. 2004021900008650, and Instrument No. 20100416000117070.

\$344,000.00 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.

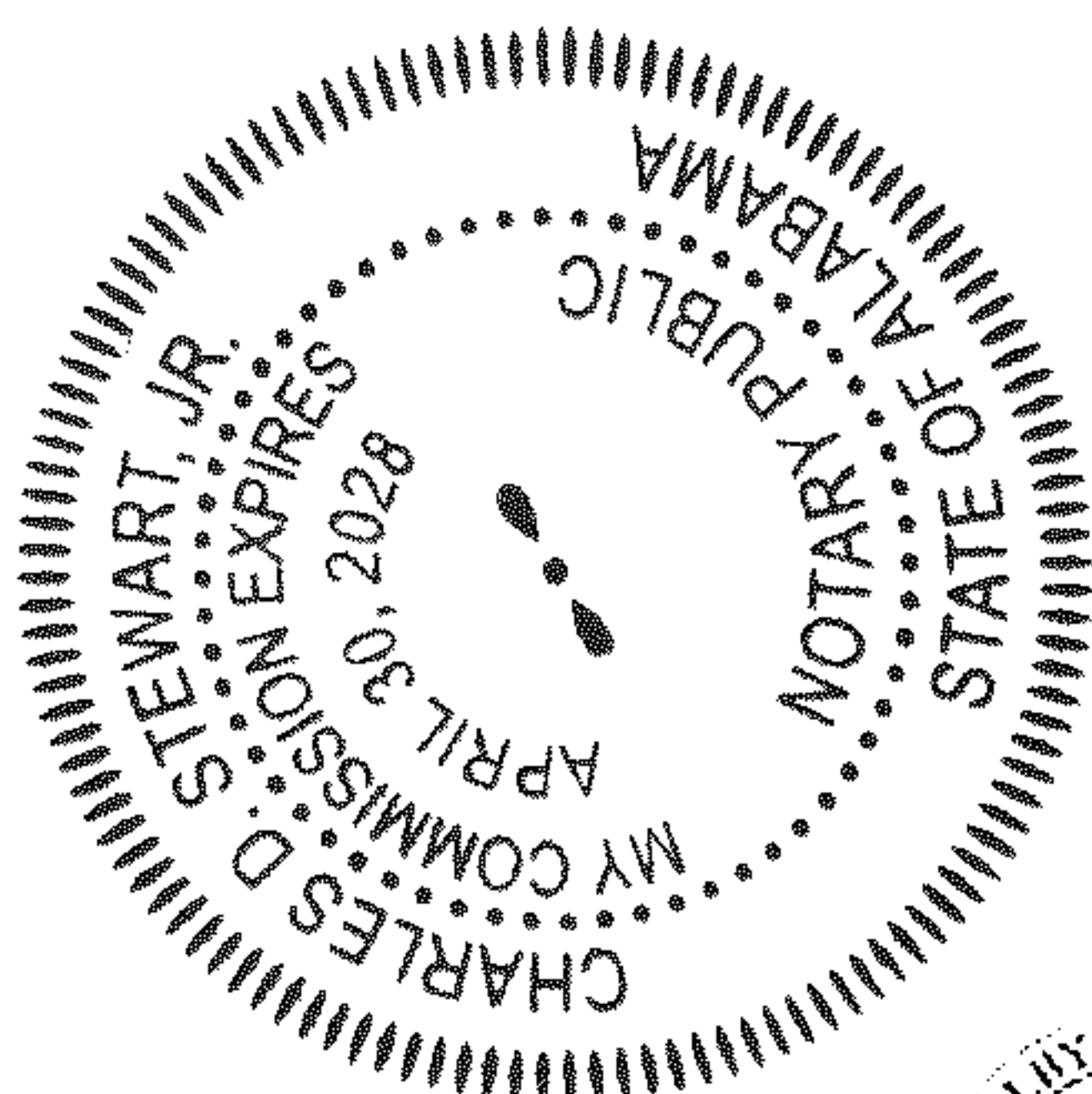
the 3rd WITNESS WHEREOF, said Grantor, has hereunto set her hand and seal this day of September, 2024.

Patricia R. Rockett
Patricia R Rockett

STATE OF ALABAMA
COUNTY OF SHELBY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Patricia R Rockett 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, she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this the 3rd day of September, 2024.



[Signature]
Notary Public
Print Name: Charles D. Stewart, Jr.
Commission Expires: 4 30 28

Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County Clerk
Shelby County, AL
09/04/2024 11:15:41 AM
\$111.00 PAYGE
20240904000274700

Alicia S. Byrd