

Send tax notice to:
Nicholas Bodine
8198 Castlehill 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
Shelby COUNTY

2024355

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS:

That is consideration of One Million Five Hundred Thousand and 00/100 Dollars (\$1,500,000.00) the amount which can be verified in the Sales Contract between the two parties in hand paid to the undersigned, **Lynn H. Karlet and Mary C Karlet, as Trustees of the Karlet Family Revocable Living Trust, dated September 23, 2019** whose mailing address is: **8405 E Vista Del Lago, Scottsdale, AZ 85255**, (hereinafter referred to as "Grantor") by **Nicholas F Bodine and Klaere Y Bodine** whose property address is: **8198 Castlehill 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 54, according to the Survey of Greystone, 8th Sector, as recorded in Map Book 20, page 93 A & B, in the Probate Office of Shelby County, Alabama.

SUBJECT TO:

1. Taxes for the year beginning October 1, 2024 which constitutes a lien but are not due and payable until October 1, 2025.
2. Easement(s), building line(s) and restriction(s) as shown on recorded map.
3. Release of damages and restrictions as recorded in Inst. No. 1996-00779.
4. Declaration of Protective covenants as recorded In Book 317, Page 260 and amended In Book 319, Page 235 and Inst. No. 1995-34231.
5. Reciprocal Easement Agreement pertaining to access and roadway easements as set out in Real 312 Page 274 and 1st amended by Real 317, Page 253 and 2nd amended as Instrument No. 1993-3124 in Probate Office.
6. Covenants and Agreement for water service recorded in Book 235, Page 574.
7. 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.
8. Easement Agreement with Shelby County, Alabama, recorded in Inst. No. 2004-1570.
9. Sanitary Sewer Service with SWWC Utilities, Inc. recorded in Inst. No. 2013-469370.
10. 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 Instrument recorded in Map Book 20, Page 93.
11. Amended and Restated Restrictive Covenants as set out in instrument recorded in Real 265, Page 96.
12. Covenant and Agreement for Water Services as set out in an Agreement recorded in Real Book 235, Page 574, and amended by agreement recorded in Inst #1993-20840 and Inst# 1992-20786.
13. Restrictions. covenants and conditions and building setback lines as set out in Amended and Restated Restrictive Covenants recorded in Real 265, Page 96 in Probate Office.
14. Covenants and Agreement for Water Service as set out in Instrument between Dantract and Shelby County, as set out in Real 235, Page 574 and amended by agreement as set out as Instrument No. 1993-20840 and Instrument No. 1992-20786 in Probate Office.
15. Greystone Residential Declaration of Covenants, Conditions and Restrictions as set out in instrument recorded in Real 317, Page 260, amended by Affidavit recorded In Real 319, Page 235, and further amended by 1st Amendment to Greystone Residential Declaration of Covenants, Conditions and Restrictions recorded in Real 346, Page 942; 2nd Amendment as recorded in Real 378, Page 904, 3rd Amendment as recorded in Real 397, Page 958; 4th Amendment as recorded in Instrument No. 1992-17890; 5th Amendment as recorded as Instrument No. 1993-3123; 6th Amendment recorded as Instrument No. 1993-10163; 7th Amendment as recorded as Instrument No. 1993-16982; 8th Amendment as recorded in Instrument No. 1993-20968; 9th Amendment recorded as Instrument No. 1993-32840; 10th Amendment recorded as Instrument No. 1994-23329; 11th Amendment recorded as Instrument No. 1995-8111; 12th Amendment recorded as Instrument No. 1995-24267; 13th Amendment recorded as Instrument No. 1995-34231; 14th Amendment recorded as recorded in Instrument No. 1996-19860; 15th Amendment recorded as Instrument No. 1996-37514; 16th Amendment recorded as Instrument No. 1996-39737; 17th Amendment recorded as Instrument No. 1997-2534; and as shown by Map Book 20, Page 93, in the Probate Office of Shelby County, Alabama.

- 16. Cable Agreement between Daniel Oak Mountain Limited Partnership and Shelby Cable, Inc. recorded in Real 350, Page 545 in Probate Office.
- 17. Transmission Line Permit to Alabama Power Company as shown by instruments recorded in Deed Book 139, Page 124 and Deed Book 138, Page 595.
- 18. Easement for ingress and egress as set out in Real 265, Page 316.
- 19. Utility Easement Agreement as shown by Inst. #1993-25946.
- 20. Access Easement Agreement as shown in Inst. #1993-25945.

\$1,500,000.00 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.

IN WITNESS WHEREOF, the said Grantor, Karlet Family Revocable Living Trust, by Lynn H Karlet and Mary C Karlet, its Trustees, who are authorized to execute this conveyance, has hereunto set its signature and seal on this the 25 day of October, 2024.

Karlet Family Revocable Living Trust

[Signature], CO-TRUSTEE

BY: Lynn H. Karlet, Co-Trustee

[Signature], Co-Trustee

BY: Mary C Karlet, Co-Trustee

STATE OF ALABAMA
COUNTY OF SHELBY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Lynn H Karlet and Mary C Karlet, whose names as Trustees of the Karlet Family Revocable Living Trust, 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 and with full authority, they executed the same voluntarily for and as the act of said Trust.

Given under my hand and official seal this 25 day of October, 2024.

[Signature]
Notary Public
Print Name: *[Signature]*
Commission Expires: *[Signature]*
9 30 28



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
10/29/2024 01:45:16 PM
\$26.00 JOANN
20241029000338030

[Signature]