

Send tax notice to:
David Perbix
1080 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
Shelby COUNTY

2024365

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of Nine Hundred Ninety Thousand and 00/100 Dollars (\$990,000.00) the amount which can be verified in the Sales Contract between the two parties in hand paid to the undersigned, **Roy J Sewell and Cindy Sewell, Husband and Wife** whose mailing address is: 332 Woodward Court Birmingham AL 35242 (hereinafter referred to as "Grantors") by **David Perbix and Kimberly Perbix as Trustees of the Perbix Family Trust** whose property address is: **1080 Royal Mile, 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 725, 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, 2024 which constitutes a lien but are not yet due and payable until October 1, 2025.
2. Easement(s), building line(s) and restriction(s) as shown on recorded map.
3. Greystone Legacy Declaration of Covenants, Conditions and Restrictions as set out in instrument recorded in Instrument No. 1999-50995; Instrument No. 2002-401390 and Instrument No. 2007-376920.
4. Access easement agreement as recorded in Instrument No. 1999-12253. (affects entrance road)
5. Easement agreement as recorded in Instrument No. 1999-12254. (affects entrance road)
6. Access easement agreement and right of first refusal agreement dated February 2, 1999 and recorded in Instrument No. 1999-7167, by and between Greystone Development Company, LLC and Gilbert Family Partnership LTD, Roy W. Gilbert, Jr. and wife, Judith L. Gilbert, Roy W. Gilbert Jr. and wife, Judith L. Gilbert, Roy W. Gilbert, III and wife, Sharon R. Gilbert.
7. Easement granted to Alabama Power Company for electrical power as set out in Real 133, Page 551 ; Deed Book 246, Page 848 and Real 142, Page 188.
8. 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.
9. Declaration of use restrictions between Greystone Development Company, LLC, Stillmeadow Farm, Ltd. and Walter Dixon, recorded in Instrument No. 1999-12251.
10. Transmission line permits to Alabama Power Company for electrical power as recorded in Deed Book 246, Page 849 and Deed Book 138, Page 588.
11. Right-of-way granted to South Central Bell for telephone services as recorded in Real 21, Page 312.
12. Easement to Alabama Power Company for electrical power as recorded in Deed Book 351, Page 1.
13. Easement Agreement with Shelby County recorded in Instrument No. 2004-1560.
14. Sanitary Sewer Service with SWWC Utilities, Inc. recorded in Instrument No. 2013-469370.

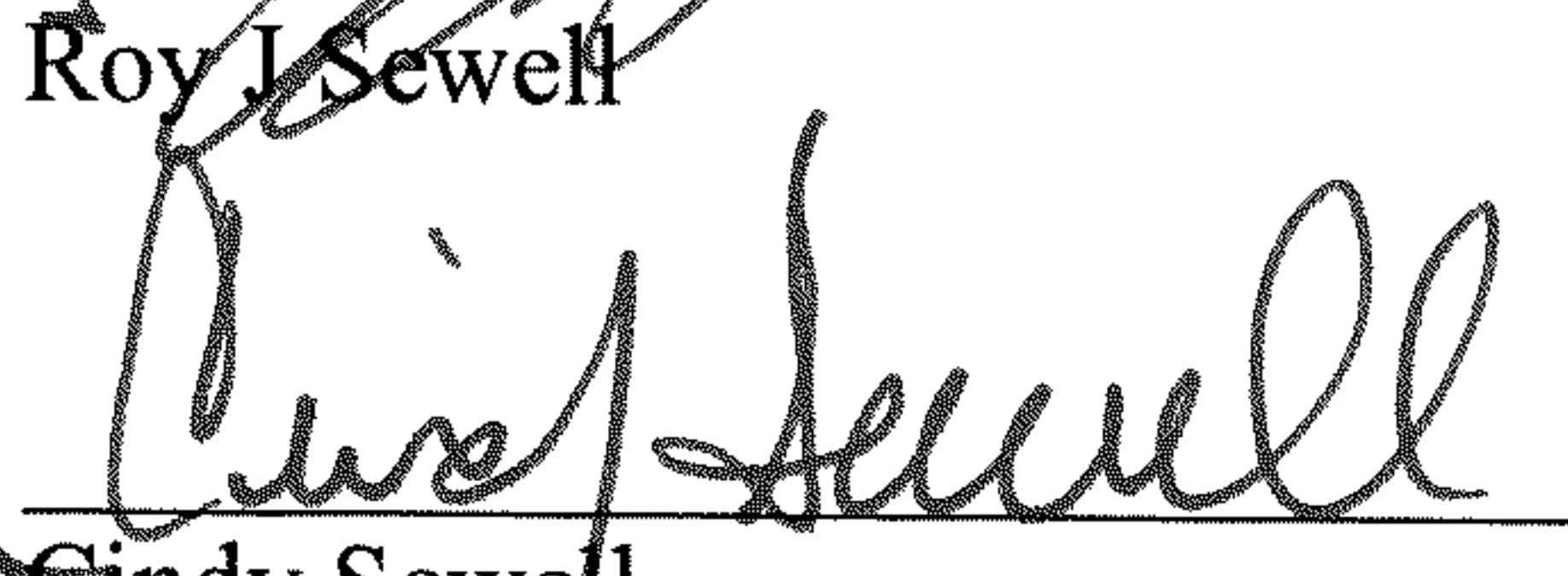
\$0.00 OF THE CONSIDERATION AS WAS PAID FROM THE PROCEEDS OF A MORTGAGE LOAN.

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.

IN WITNESS WHEREOF, said Grantor, has hereunto set his/her hand and seal this the 7 day of November, 2024.



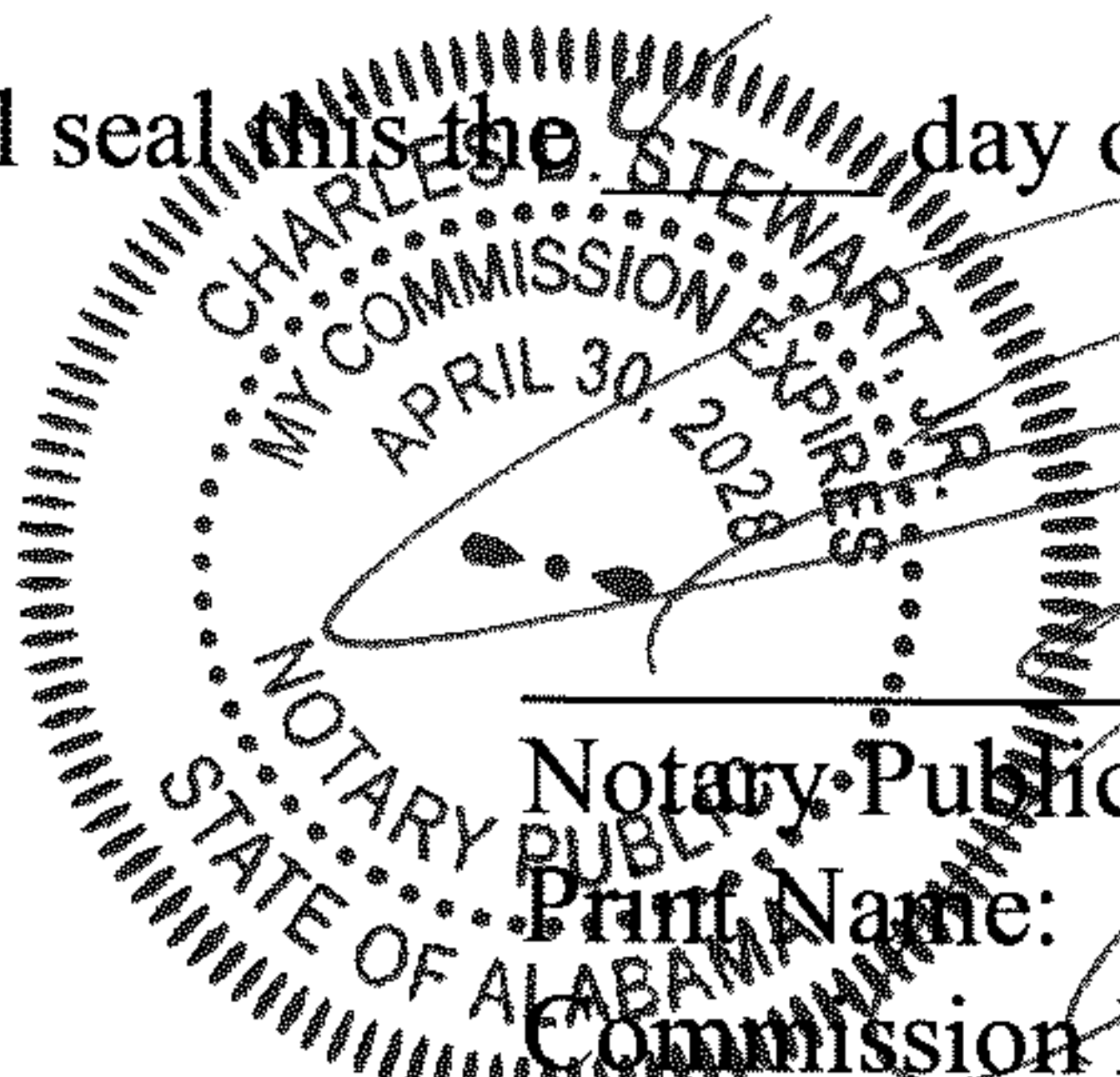
Roy J. Sewell


Cindy Sewell

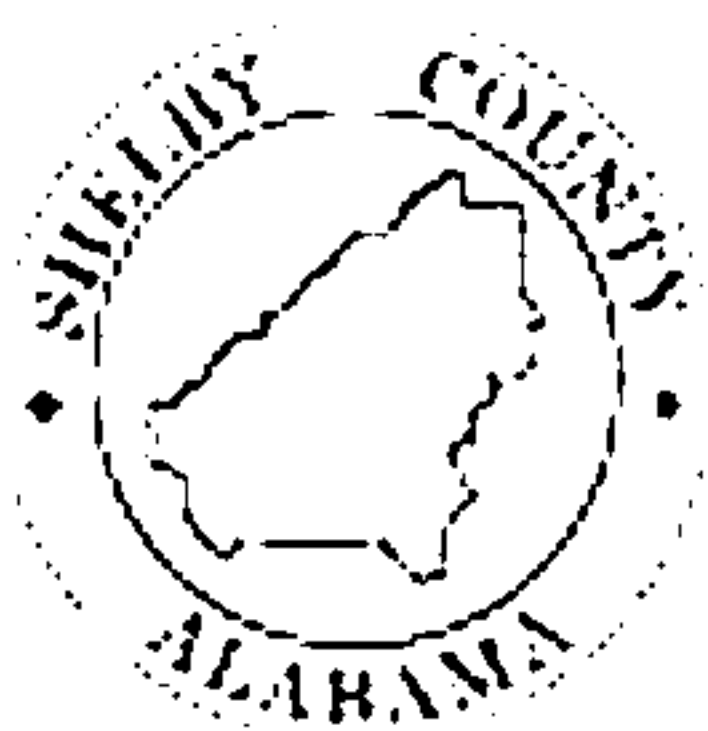
STATE OF ALABAMA
COUNTY OF SHELBY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Roy J Sewell and Cindy Sewell 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 7 day of November, 2024.



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
11/05/2024 10:06:43 AM
\$1016.00 JOANN
20241105000344630

