

Send tax notice to:
Alan Mitchell
636 Springbank Terrace
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

2024388T

SHELBY COUNTY

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of Nine Hundred Seventy Thousand and 00/100 Dollars (\$970,000.00) the amount which can be verified in the Sales Contract between the two parties in hand paid to the undersigned, **Ahmed F Zaky and spouse, Aisha Waheed**, whose mailing address is 241 Post Charlotte Dr, Ponte Vedra FL 32081 (hereinafter referred to as "Grantors") by **Alan Mitchell and Anne-Marie Mitchell** whose property address is: **636 Springbank Terrace, Birmingham, 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 909, according to the Survey of Greystone Legacy 9th Sector, as recorded in Map Book 32, Pages 44 A and 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 yet due and payable until October 1, 2025.
2. Restrictions, public utility easements and building setback lines as shown on recorded map and Survey of Greystone Legacy 9th Sector, as recorded in Map Book 32, Page 44 A and B, in the Probate Office of Shelby County, Alabama.
3. Minerals of whatsoever kind, subsurface and surface substances, including but not limited to coal, lignite, oil, gas, uranium, clay, rock, sand and gravel in, on, under and that may be produced from the Land, together with all rights, privileges, and immunities relating thereto, whether or not appearing in the Public Records, including those recorded in Book 261, page 493.
4. Restrictions for multi-story home as defined in the Declaration.
5. Subject to the provisions of Section 6.04(a), 6.04(b) and 6.05 of the Declaration minimum building setback requirements for any Dwelling, as defined in the Declaration, to be constructions, erected, placed or maintained on the Property shall be as follows: (i) Front setback: 50 feet; (ii) Rear setback; 50 feet; (iii) Side setbacks: 15 feet. The foregoing setbacks shall be measured from the property lines of the Property.
6. Release of damages as recorded in Instrument #20031117000754760.
7. Covenants releasing predecessor in title for 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 Map Book 32, pages 44 A and B.
8. Covenants, Conditions and Restrictions as recorded in Instrument #1999-50995, Instrument #2000-4911; Instrument #2000-34390; Instrument #2000-40197; Instrument #2011-16407; Instrument #2001-48193; Instrument #20020823000401390; Instrument #2002100302479580; Instrument #20030220000107790; 2003424000253400; Instrument #2003050700028300; Instrument #20031023000711510; Instrument #20031105000735500; Instrument #2004012900047160; Instrument

- #20040521000271310; Instrument #20040927000532560; Instrument #20061013000509240 and Instrument #20070810000376920, in the Probate Office of Shelby County, Alabama..
9. Reciprocal Easement Agreement recorded in Instrument #2001-38396 and Instrument #20040102000001560, in the Probate Office of Shelby County, Alabama.
 10. Declaration of Watershed Protective Covenants for Greystone Development as recorded in Instrument #2000-17644 with Assignment and Assumption Agreement recorded in Instrument #2000-20625 and amended in Instrument #2002-47637, in the Probate Office of Shelby County, Alabama.
 11. Covenant and Agreement for Water Service recorded in Book 235, Page 574 and amended in Instrument #1992-20786 and Instrument #1993-20840, in the Probate Office of Shelby County, Alabama.
 12. Restrictive Covenants and Grant of Land Easement for underground facilities in subdivision as recorded in Instrument #20031001000661220, in the Probate Office of Shelby County, Alabama.
 13. Articles of Incorporation of Greystone Legacy Homeowners' Association, Inc. recorded in Instrument #1999-50982 and Instrument #20061113000554900.
 14. Covenants, Conditions and Restrictions as recorded in Instrument #20070810000376930, in the Probate Office of Shelby County, Alabama.

\$470,000.00 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.

15 IN WITNESS WHEREOF, said Grantors, have hereunto set their hand and seal this the day of November, 2024.


 Ahmed F. Zaky

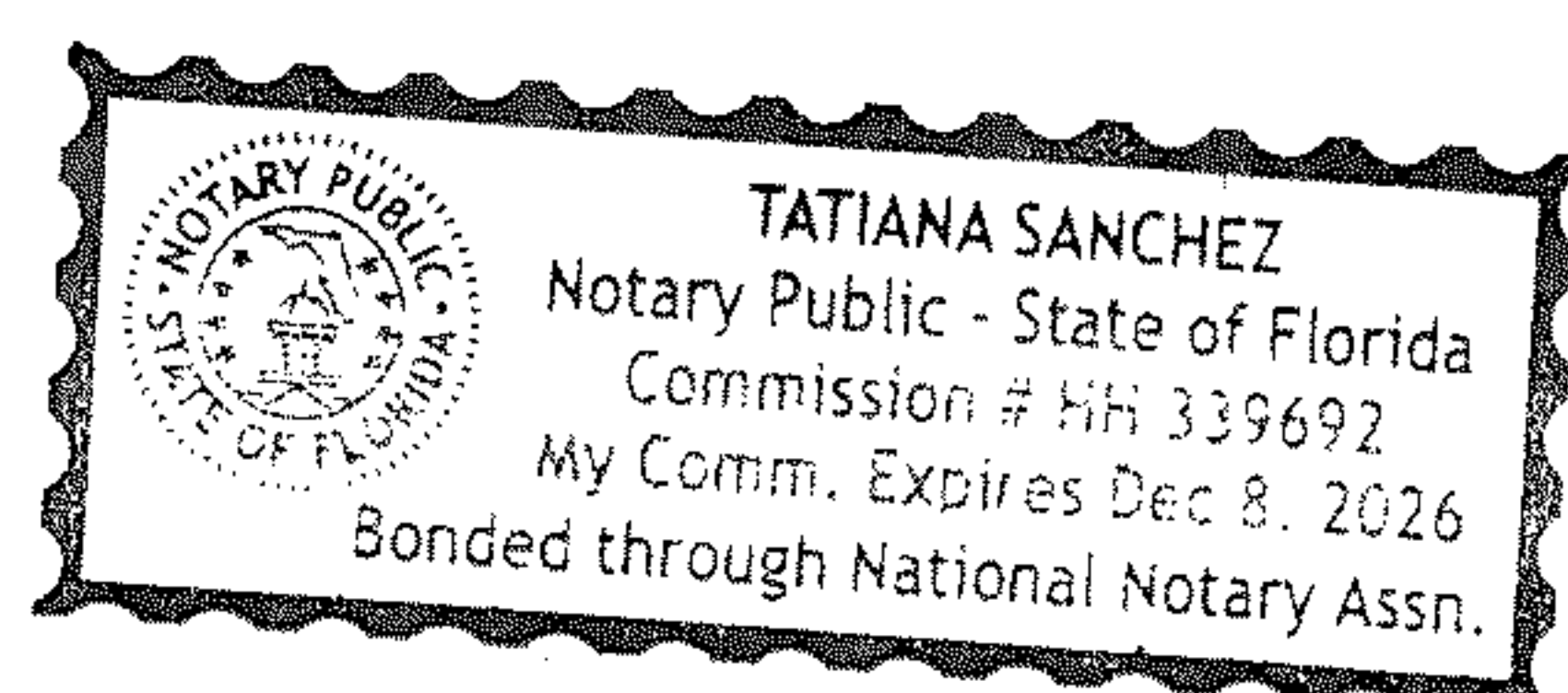
 Aisha Waheed

STATE OF FLORIDA
 COUNTY OF St. Johns

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Ahmed F. Zaky and Aisha Waheed 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.

Mean of Physical Presence. Produced ID. Alabama DL, Alabama DL

Given under my hand and official seal this the 15 day of November, 2024.




 Notary Public
 Print Name: Tatiana Sanchez
 My Commission Expires: Dec-08-2026



Filed and Recorded
 Official Public Records
 Judge of Probate, Shelby County Alabama, County
 Clerk
 Shelby County, AL
 11/25/2024 12:33:02 PM
 \$525.00 BRITTANI
 20241125000365230

Allen S. Bayl