

Send tax notice to:  
William Brock Burkhalter  
6063 Mill Creek Drive  
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

2025004

**WARRANTY DEED**

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of Three Hundred Seventy-Nine Thousand Nine Hundred and 00/100 Dollars (\$379,900.00) the amount which can be verified in the Sales Contract between the two parties in hand paid to the undersigned, **Jon Michael Lord and Caitlin Lord, Husband and Wife** whose mailing address is: 3005 Valley Ridge Rd, B'ham, AL 35242 (hereinafter referred to as "Grantors") by **William Brock Burkhalter and Anna Jane Roberson** whose property address is: **6063 Mill Creek Drive, 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 66, according to the Survey of the Final Record Plat of Greystone Farms, Mill Creek Sector, Phase I, as recorded in Map Book 22, Page 25, in the Probate Office of Shelby County, Alabama.**

SUBJECT TO:

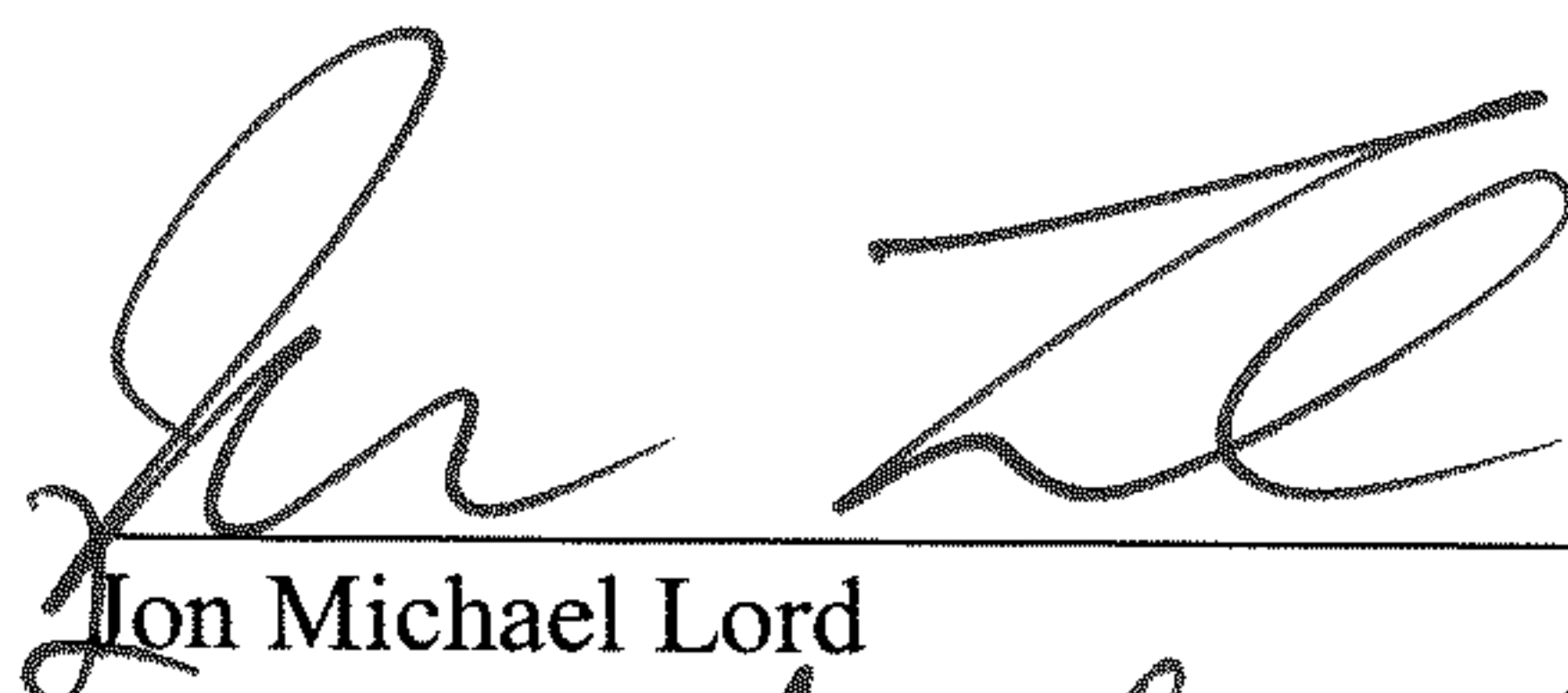
1. Taxes for the year beginning October 1, 2024 which constitutes a lien but are not yet due and payable until October 1, 2025.
2. Easement(s), building line(s), restriction(s), limitation(s) and condition(s) as shown on recorded map.
3. Restrictions and covenants as recorded in Instrument No. 1995-16401 and amended in Instrument No.1995-1432; Instrument No.1996-21440; Instrument No. 1997-2587; Instrument No. 1998-10062 and Inst. No. 2002-599370.
4. 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.
5. Easement granted to Bellsouth Communications as recorded in Instrument No.1995-7422.
6. Restrictive Covenants, including building setback lines and specific provisions for dense buffer along Hugh Daniel Drive, amended and restated, all as set out in Real 265, Page 96; and which said building set back lines and dense buffer are shown on survey of Paragon Engineering, Inc., dated July 14, 1994.
7. Agreement with Shelby Cable as recorded in Real 350, Page 545.
8. Covenants and agreement for water service as recorded in Real Book 215, Page 574 and modified by agreement recorded in Instrument No. 1992-20786, as further modified agreement recorded in Instrument No. 1993-20840 and Inst. No. 2013-469370.
9. Right-of-way granted to Shelby County, Alabama, as recorded in Instrument No.1994-21963.
10. Development Agreement between Daniel Oak Mountain Limited Partnership, Greystone Residential Association, Inc., Greystone Ridge, Inc. and United States Fidelity and Guaranty Company as Instrument No.1994-22318 and first amendment as recorded in Instrument No. 1996-530.
11. Easement as recorded in Instrument No.1995-16400.
12. Greystone Farms Community Center Property declaration of covenants, conditions, and restrictions as recorded in Instrument No. 1995-16403.
13. Release from damages as recorded in Inst. No. 1998-28288.

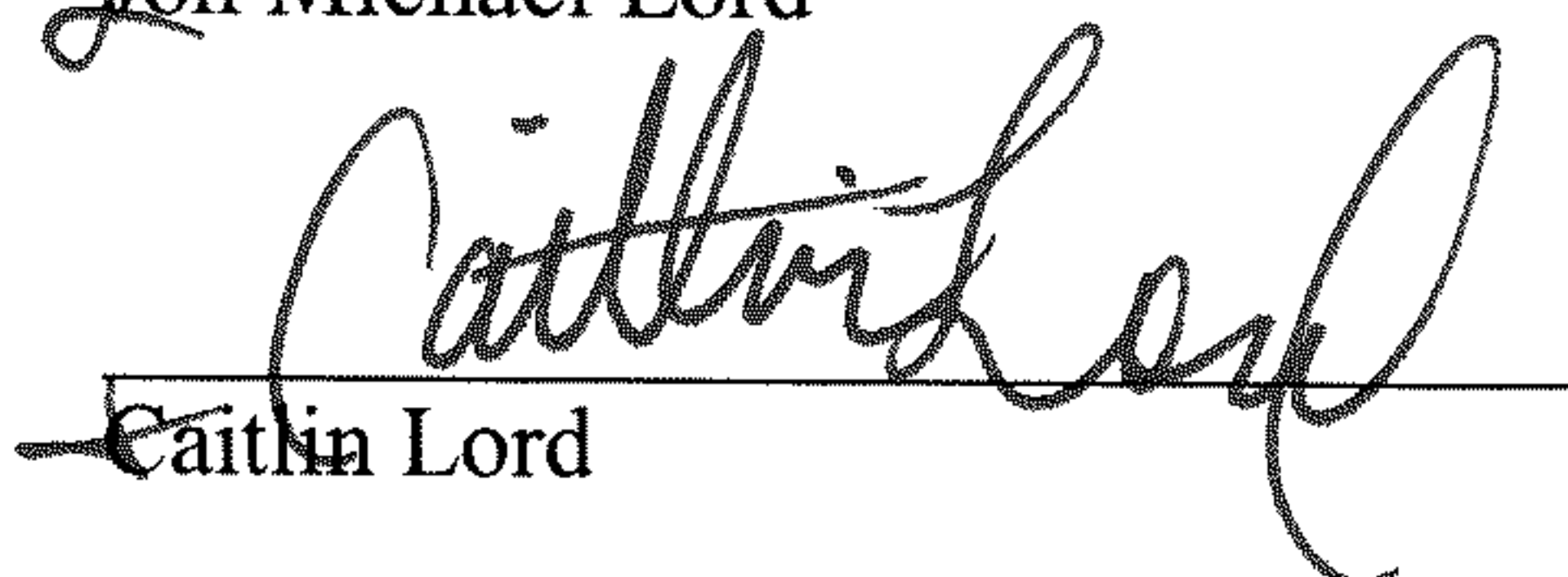
**\$360,905.00 OF THE CONSIDERATION AS WAS PAID FROM THE PROCEEDS OF A MORTGAGE LOAN.**

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.

29 IN WITNESS WHEREOF, said Grantor, has hereunto set his/her hand and seal this the day of January, 2025.

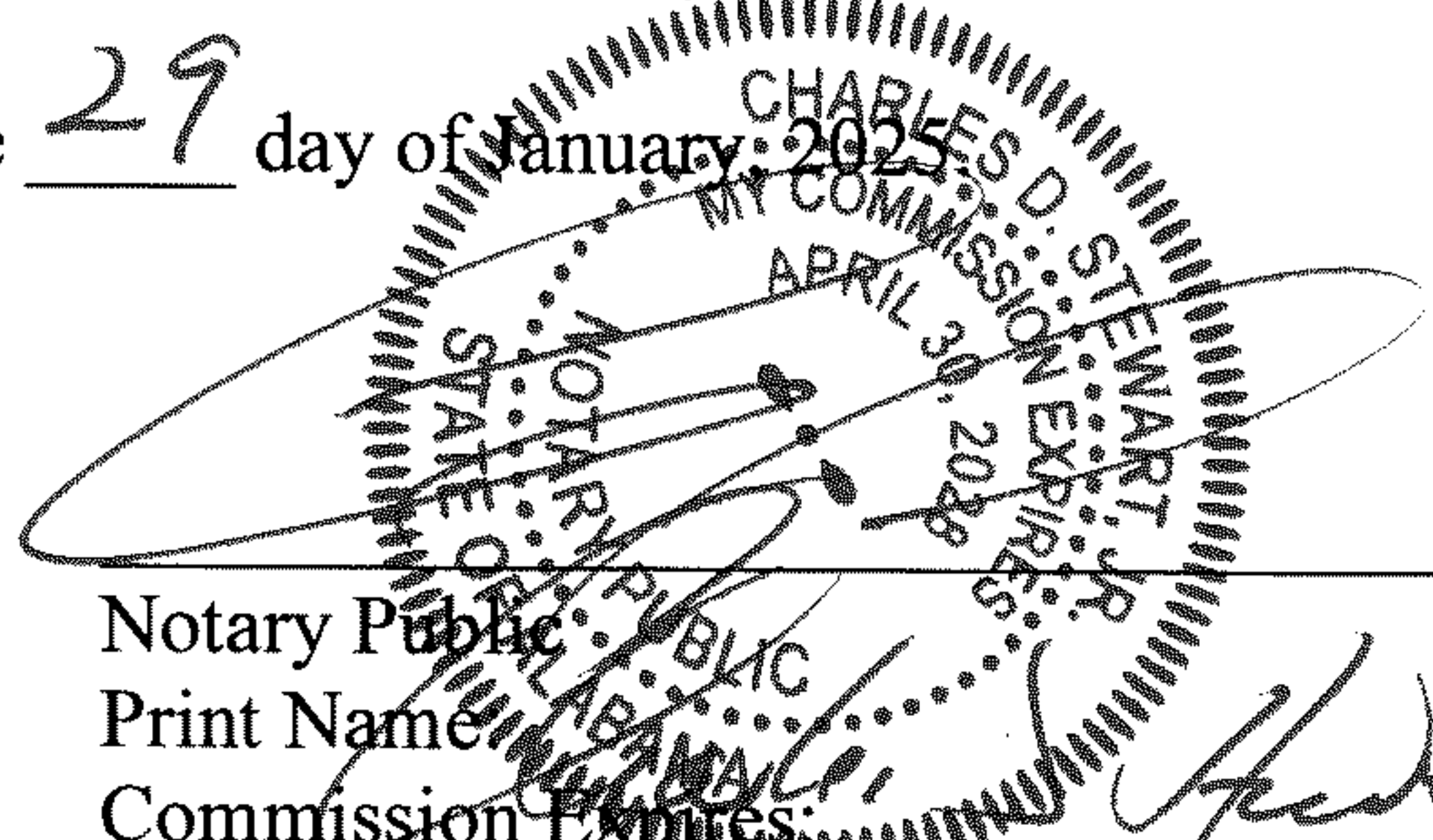

  
Jon Michael Lord

  
Caitlin Lord

STATE OF ALABAMA  
COUNTY OF SHELBY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Jon Michael Lord and Caitlin Lord 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 the 29 day of January, 2025.

  
Notary Public  
Print Name: Charles D. Stewart, Jr.  
Commission Expires: April 30, 2028  
  
4/30/28



Filed and Recorded  
Official Public Records  
Judge of Probate, Shelby County Alabama, County  
Clerk  
Shelby County, AL  
01/30/2025 12:34:20 PM  
\$44.00 PAYGE  
20250130000029350

