

Send tax notice to:  
Timothy W Summers  
1386 Legacy 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

2025023

SHELBY COUNTY

**WARRANTY DEED**

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of Nine Hundred Forty-Seven Thousand and 00/100 Dollars (\$947,000.00) the amount which can be verified in the Sales Contract between the two parties in hand paid to the undersigned, **Fred Drew and Kathleen Drew, husband and wife**, whose mailing address is **1184 Haven Road, Birmingham, AL** (hereinafter referred to as "Grantors") by **Timothy W Summers and Sara P Summers** whose property address is: **1386 Legacy Drive, 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 841, according to the Survey of Greystone Legacy, 8th Sector, Phase 1, as recorded in Map Book 31, page 14 A, B and C, in the Office of the Judge of Probate of Shelby County, Alabama.**

SUBJECT TO:

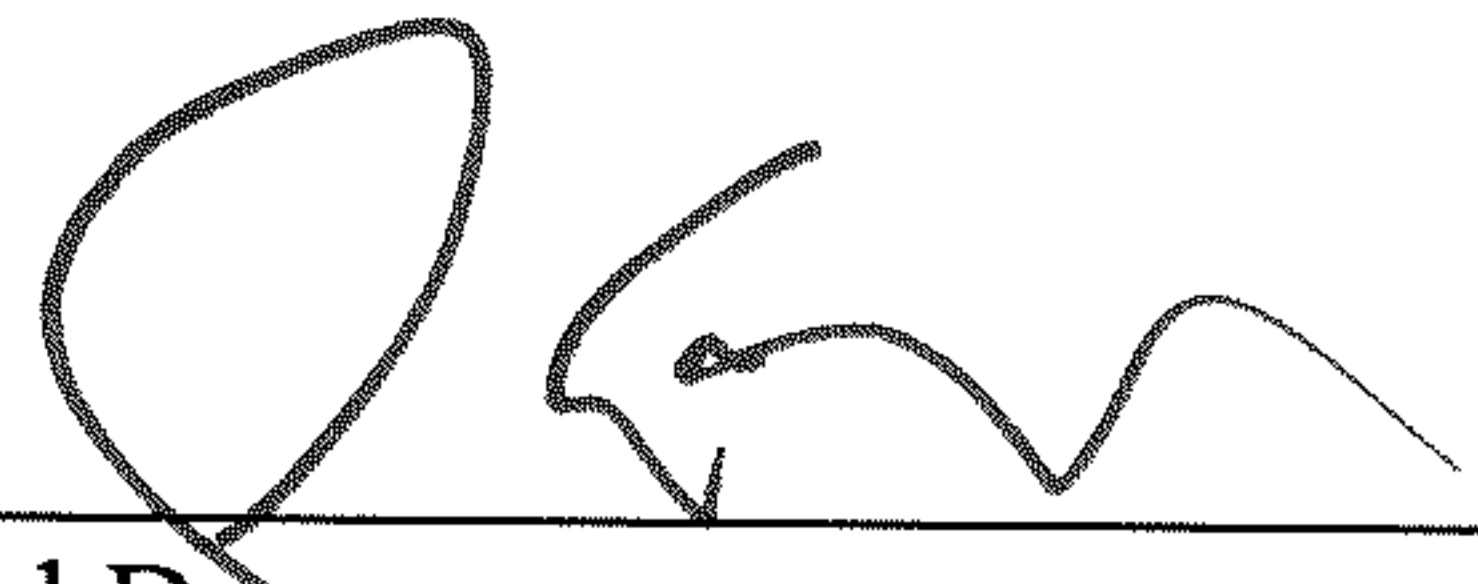
1. Taxes for the year beginning October 1, 2024 which constitutes a lien but are not yet due and payable until October 1, 2025.
2. Easements and building line as shown on recorded map.
3. Greystone Legacy Declaration of Covenants, Conditions and Restrictions as set out in instrument recorded in Instrument No. 1999-50995; Instrument No. 2000-04911; Instrument No. 2000-34390; Instrument No. 2000-40197; Instrument No. 2001-16407; Instrument No. 2001-48193; Instrument No. 2002-401390; Instrument No. 2002-479580; Instrument No. 2003-107790; Instrument No. 2003-253400; Instrument No. 2003-283000; Instrument No. 2003-711510; Instrument No. 2003-735500; Instrument No. 2004-47160; Instrument No. 2004-27131 O; Instrument No. 2004-532560; Instrument No. 2006-509240 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, are not insured herein.
9. Declaration of use restrictions 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 as set forth in Instrument No. 2004-1560.
14. Sanitary Sewer Service with SWWC Utilities, Inc. recorded in Instrument No. 2013-469370.

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.

IN WITNESS WHEREOF, said Grantors, have hereunto set their hand and seal this the 5<sup>th</sup> day of February, 2025.

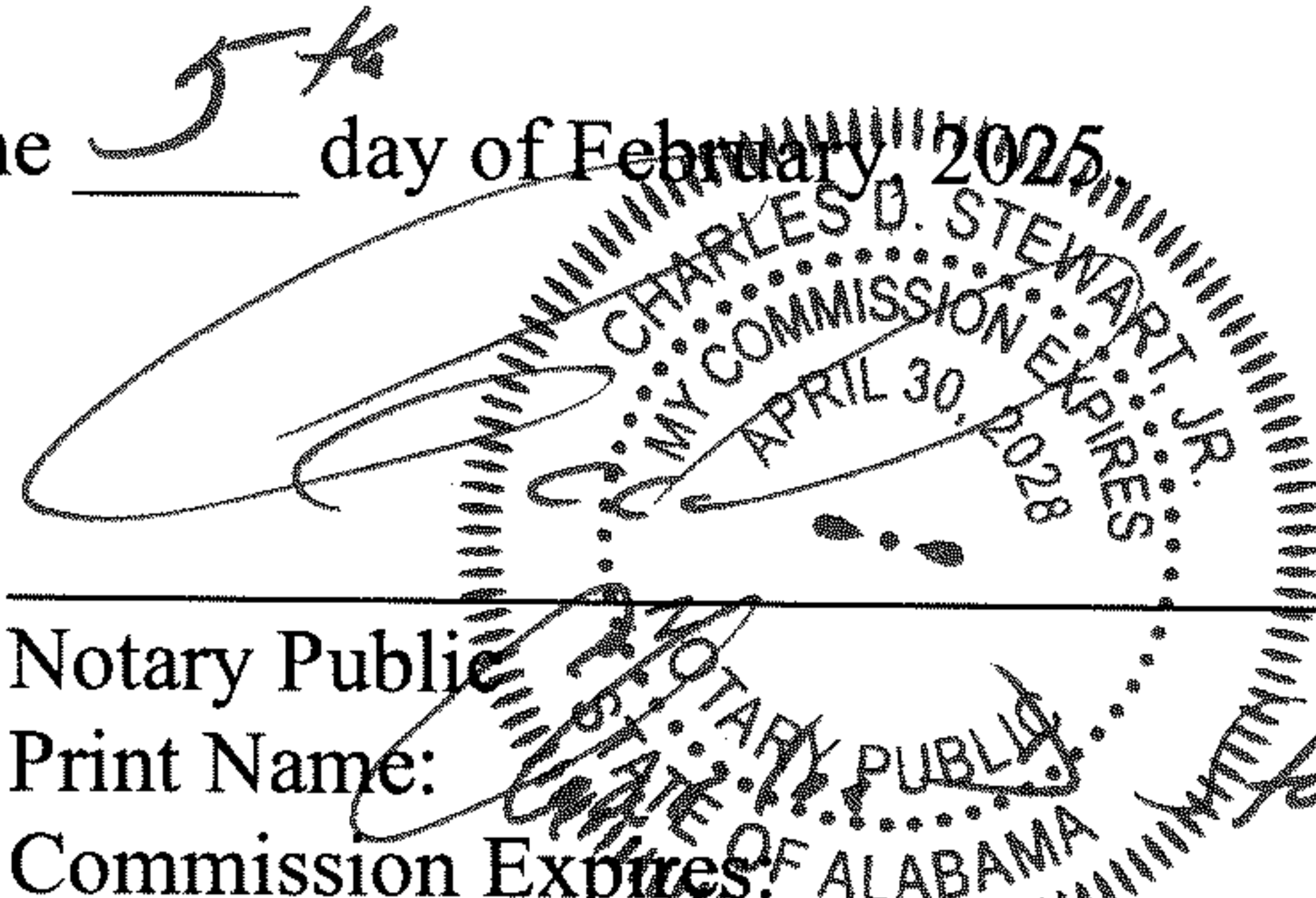
  
Fred Drew

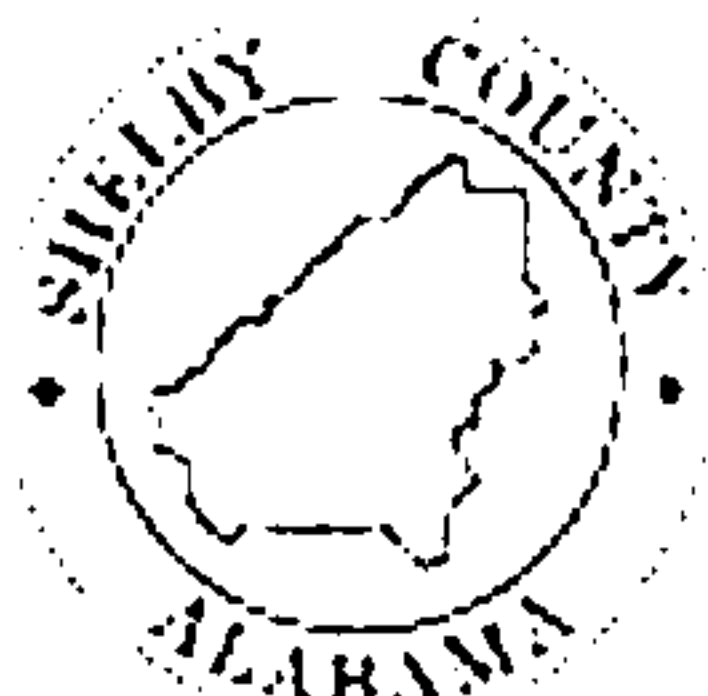
  
Kathleen Drew

STATE OF ALABAMA  
COUNTY OF SHELBY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Fred Drew and Kathleen Drew 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.

Given under my hand and official seal this the 5<sup>th</sup> day of February, 2025.

  
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  
02/06/2025 01:20:33 PM  
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*Allen S. Bayl*