

Send tax notice to:
Thomas Woosley
5526 Lakes Edge 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

2025086T

SHELBY COUNTY

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of Five Hundred Eighteen Thousand and 00/100 Dollars (\$518,000.00) the amount which can be verified in the Sales Contract between the two parties in hand paid to the undersigned, **Kim DeWayne Heaton, a married individual, Kerry Lee Heaton, a married individual, and Kyle Allen Parks, a single individual,** whose mailing address is **6736 San Moore Drive, Pinson, AL 35126,** (hereinafter referred to as "Grantors") by **Thomas Woosley and Jane Woosley** whose property address is: **5526 Lakes Edge 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 23, according to the Amended Final Plat of Greystone Farms, Lake's Edge Sector, as recorded in Map Book 21, page 79, in the Probate Office of Shelby County, Alabama.

Subject property does not constitute the homestead of the Grantors herein, or their spouses, as defined by the Code of Alabama.

SUBJECT TO:

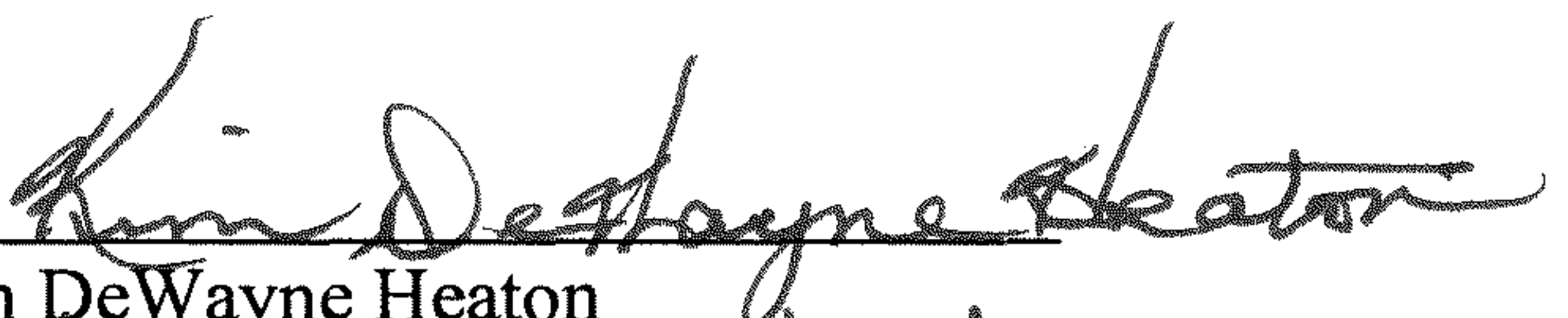
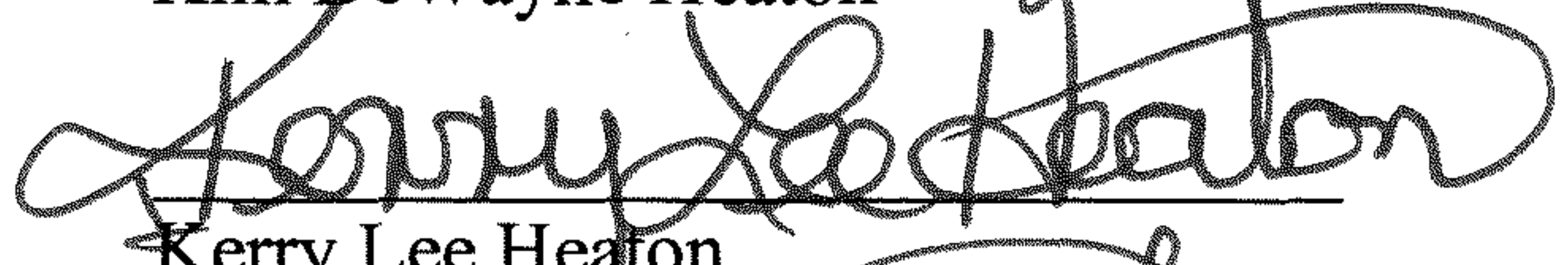
1. Taxes for the year beginning October 1, 2024 which constitutes a lien but are not yet due and payable until October 1, 2025.
2. Restrictions, public utility easements, and building setback lines as shown on recorded map and survey of Greystone Farms, Lake's Edge Sector, as recorded in Map Book 21, page 79, in the Office of the Judge of Probate 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 121, page 294 and Deed Book 60, page 260.
4. Easements to Bellsouth Communications recorded in Instrument #1995-7422.
5. Amended and restated restrictive covenants including building setback lines and specific provisions for dense buffer along Hugh Daniel Drive recorded in Book 265, Page 96.
6. Shelby Cable Agreement recorded in Book 350, page 545.
7. Covenants and agreement for water service recorded in Book 235, page 574; Instrument #1992-20786 and Instrument #1993-20840.
8. Right of way from Daniel Oak Mountain Limited granted to Shelby County recorded in Instrument #1994-21963.
9. Development agreement between Daniel Oak Mountain Limited Partnership, Greystone Residential Association, Inc., Greystone Ridge, Inc., and United States

- Fidelity and Guaranty Company recorded in Instrument #1994-22318, and Amended in Instrument #1996-0530 and Instrument #1998-16170.
10. Greystone Farms reciprocal easement agreement recorded in Instrument #1995-16400.
 11. Greystone Farms Community Center Property declaration of covenants, conditions and restrictions recorded in Instrument #1995-16403.
 12. Covenants, Conditions and Restrictions recorded in Instrument #1995-16401 and Amended in Instrument #1995-1432 and Instrument #1996-21440; Instrument #1997-2587; Instrument #1998-10062; Instrument #1998-30335 and in Map Book 20, page 106 and Map Book 21, page 79.

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 4 day of April, 2025.

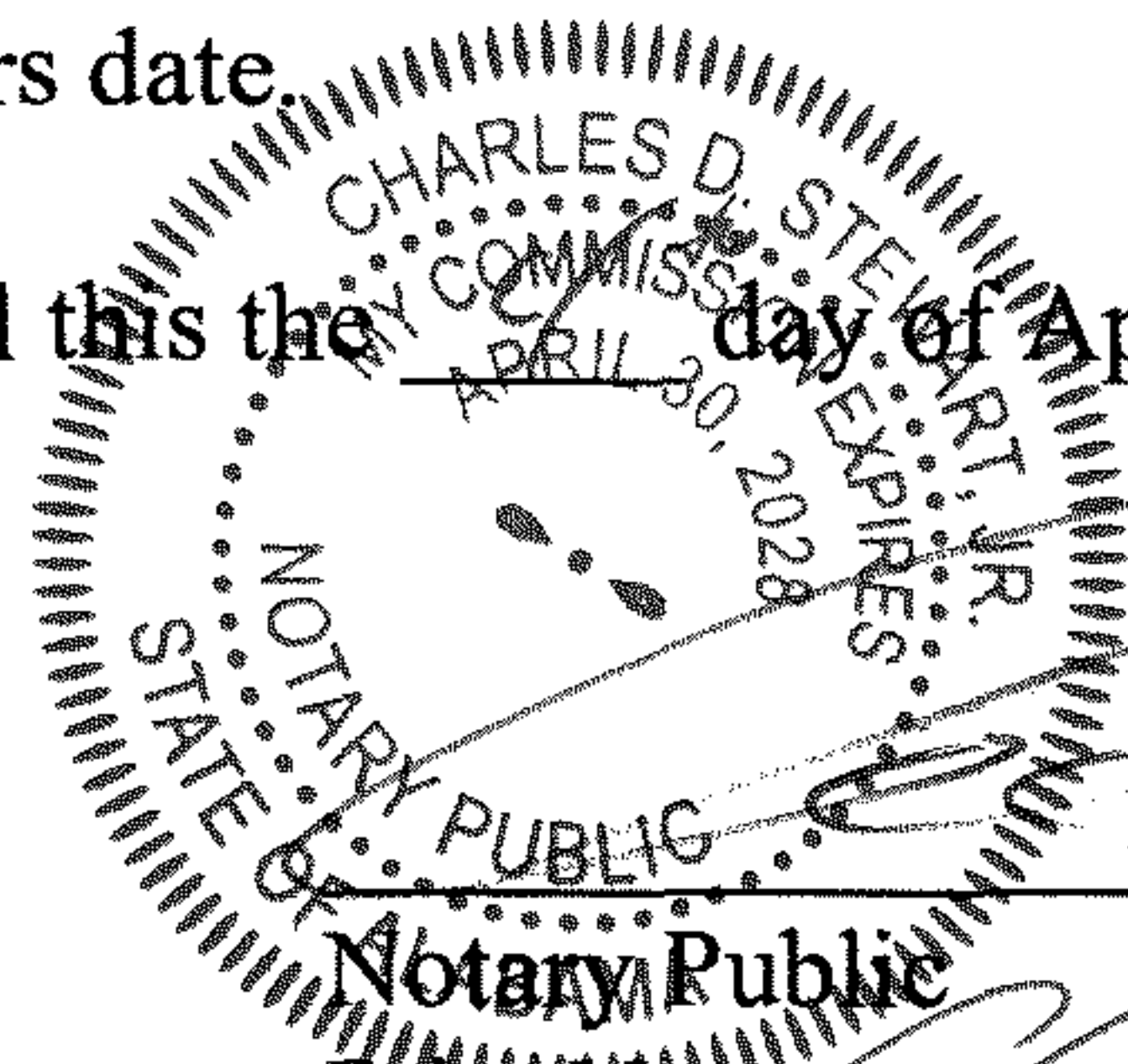

Kim DeWayne Heaton

Kerry Lee Heaton

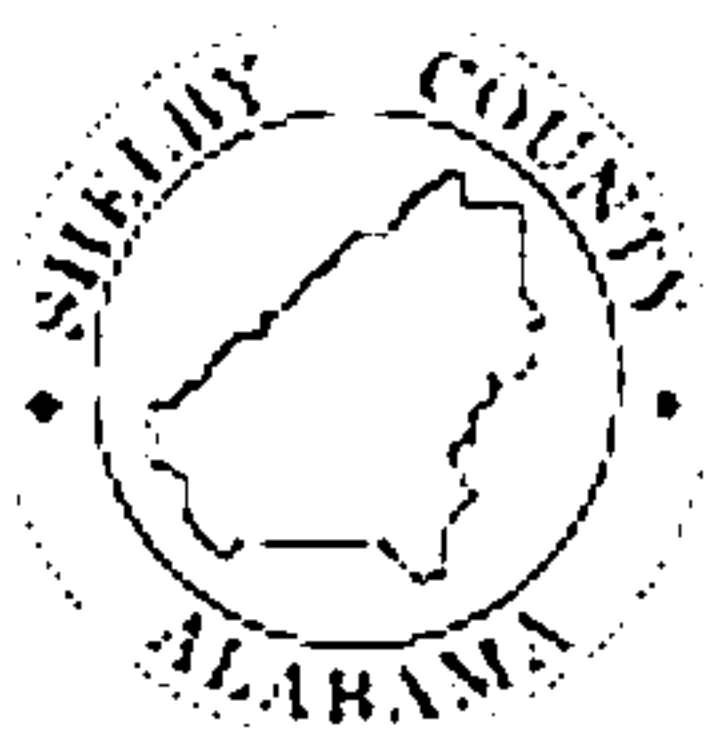
Kyle Allen Parks

STATE OF ALABAMA
COUNTY OF SHELBY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Kim DeWayne Heaton, Kerry Lee Heaton, and Kyle Allen Parks, 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 4 day of April, 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
04/07/2025 01:23:52 PM
\$544.00 JOANN
20250407000103050

Allie S. Bayl