

Send tax notice to:
Connor Harwood Dow
2029 King Stables Road
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

2025087

SHELBY COUNTY

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of One Million Four Hundred Fifty Thousand and 00/100 Dollars (\$1,450,000.00) the amount which can be verified in the Sales Contract between the two parties in hand paid to the undersigned, **Scott Gregory Lyons and Rebecca T Lyons f/k/a Rebecca Lynn Treadwell, husband and wife**, whose mailing address is **2101 Devereaux Circle, Vestavia Hills, AL 35242**, (hereinafter referred to as "Grantors") by **Connor Harwood Dow and Lianna Kelly Dow** whose property address is: **2029 King Stables Road, Hoover, 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 138, according to the Survey of Greystone, 1st Sector, Phase II, as recorded in Map Book 15, pages 58, 59, 60 and 61, in the Probate Office of Shelby County, Alabama; being situated in Shelby County, Alabama.

Together with the non-exclusive easement to use the private roadways, common areas and Hugh Daniel Drive, all as more particularly described in the Greystone Residential Declaration of Covenants, Conditions and Restrictions, dated November 6, 1990, and recorded in Real 317, page 260, in the Probate Office of Shelby County, Alabama, and all amendments thereto.

Rebecca T Lyons is one and the same person as Rebecca Lynn Treadwell.

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. 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.
4. Right-of-way granted to Alabama Power Company by instrument recorded in Volume 109, Page 505; Volume 112, page 517; Volume 305, page 637; and Real 333, page 138, in the Probate Office of Shelby County, Alabama.
5. Rights of others for the use of Hugh Daniel Drive recorded in Deed Book 301, page 799, in the Probate Office of Shelby County, Alabama.
6. Reciprocal Easement Agreement pertaining to access and roadway easements; recorded in Real 312, page 274, and amended by Real 317, page 53, in the Probate Office of Shelby County, Alabama.
7. Restrictions, reservations and easements recorded in Real 325, page 120, in the Probate Office of Shelby County, Alabama.
8. Greystone Residential Declaration of Covenants, Conditions, and Restrictions, recorded in Real 317, page 260, amended by Real 319, page 235, and by First Amendment to Restrictions recorded in Real 346, page 942; Second Amendment recorded in Real 378, page 904; Third Amendment recorded in Real 397, page 958;

Fourth Amendment recorded in Instrument 1992-17890; Fifth Amendment recorded in Instrument 1993-3123; Sixth Amendment recorded in Instrument 1993-10163; Seventh Amendment recorded in Instrument 1993-16982; Eighth Amendment recorded in Instrument 1993-20968; Ninth Amendment recorded in Instrument 1993-32840; Tenth Amendment recorded in Instrument 1994-23329; Eleventh Amendment recorded in Instrument 1995-08111; Twelfth Amendment recorded in Instrument 1995-24267; Thirteenth Amendment recorded in Instrument 1995-34231; Fourteenth Amendment recorded in Instrument 1996-19860; Fifteenth Amendment recorded in Instrument No. 1996-37514; Sixteenth Amendment recorded in Instrument No. 1996-39737; Seventeenth Amendment recorded in Instrument No. 1997-02534, in the Probate Office of Shelby County, Alabama.

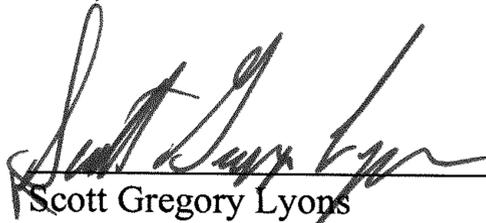
- 9. Declaration of Watershed Protective Covenants recorded in Inst. No. 2000-17644 and Inst. No. 2002-476370.
- 10. Easement Agreement with Shelby County, Alabama recorded in Inst. No. 2004-1570.
- 11. Sanitary Sewer Service with SWWC Utilities, Inc. recorded in Inst. No. 2013-469370.

\$550,000.00 OF THE CONSIDERATION AS WAS PAID FROM THE PROCEEDS OF A MORTGAGE LOAN.

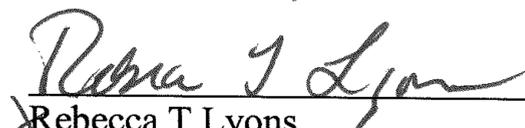
TO HAVE AND TO HOLD unto the said Grantees, their successors and assigns forever.

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.

IN WITNESS WHEREOF, said Grantors, have hereunto set their hand and seal this the 8 day of April, 2025.



Scott Gregory Lyons

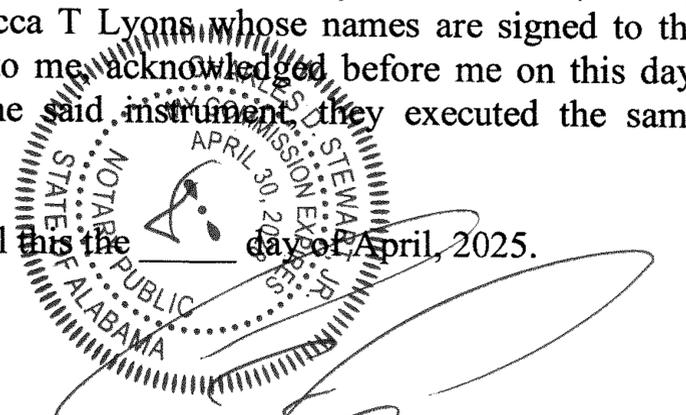


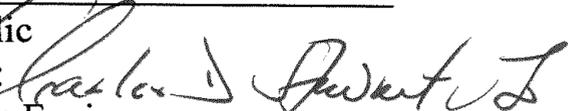
Rebecca T Lyons

STATE OF ALABAMA
COUNTY OF SHELBY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Scott Gregory Lyons and Rebecca T Lyons, 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 8 day of April, 2025.



Notary Public
Print Name: 
Commission Expires: 4 30 28



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
04/11/2025 11:48:21 AM
\$926.00 BRITTANI
20250411000107870

