

Send tax notice to:
Brandy H Fountain
1144 Hardwood Cove Road
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

2025167

SHELBY COUNTY

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of Nine Hundred Twenty Thousand and 00/100 Dollars (\$920,000.00) the amount which can be verified in the Sales Contract between the two parties in hand paid to the undersigned, **John Craig Satterfield and Lisa A Satterfield, husband and wife,** whose mailing address is 3660 Sandwick Place Birmingham AL 35244 (hereinafter referred to as "Grantors") by **Brandy H Fountain and Christopher A Fountain** whose property address is: **1144 Hardwood Cove Road, 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 64, according to the Survey of The Cove of Greystone, Phase II, as recorded in Map Book 29, page 136 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. Easements, building lines and restrictions as shown on recorded map.
3. Declaration of Covenants, Conditions and Restrictions recorded in Inst. No. 1998-38836.
4. Restrictive Covenants and Grant of Land Easement to Alabama Power Company recorded in Inst. No. 2000-11841.
5. Sanitary Sewer Service Agreement with SWWC Utilities, Inc. recorded in Inst. No. 2013-469370.
6. Reciprocal Use Agreement between North Lake and The Cove Homeowners Association, Inc. recorded in Inst. No. 1999-24249.
7. Articles of Incorporation of The Grove of Greystone Homeowners Association, Inc. recorded in Inst. No. 1998-38838.
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.
9. Riparian rights associated with the Lake under applicable State and Federal law.
10. Less and except any part of subject property lying with any lake right of way.

\$736,000.00 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 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 16 day of May, 2025.


John Craig Satterfield


Lisa A Satterfield

STATE OF ALABAMA
COUNTY OF SHELBY

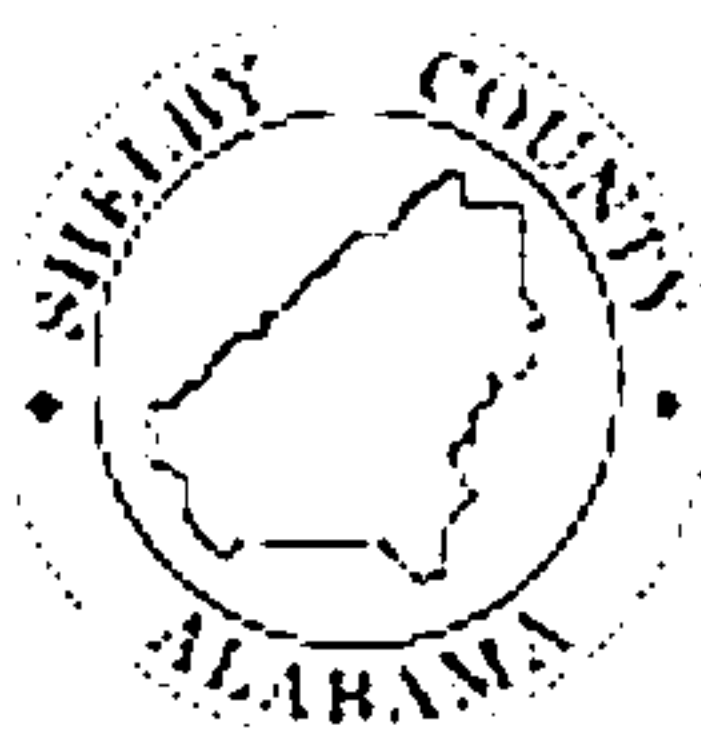
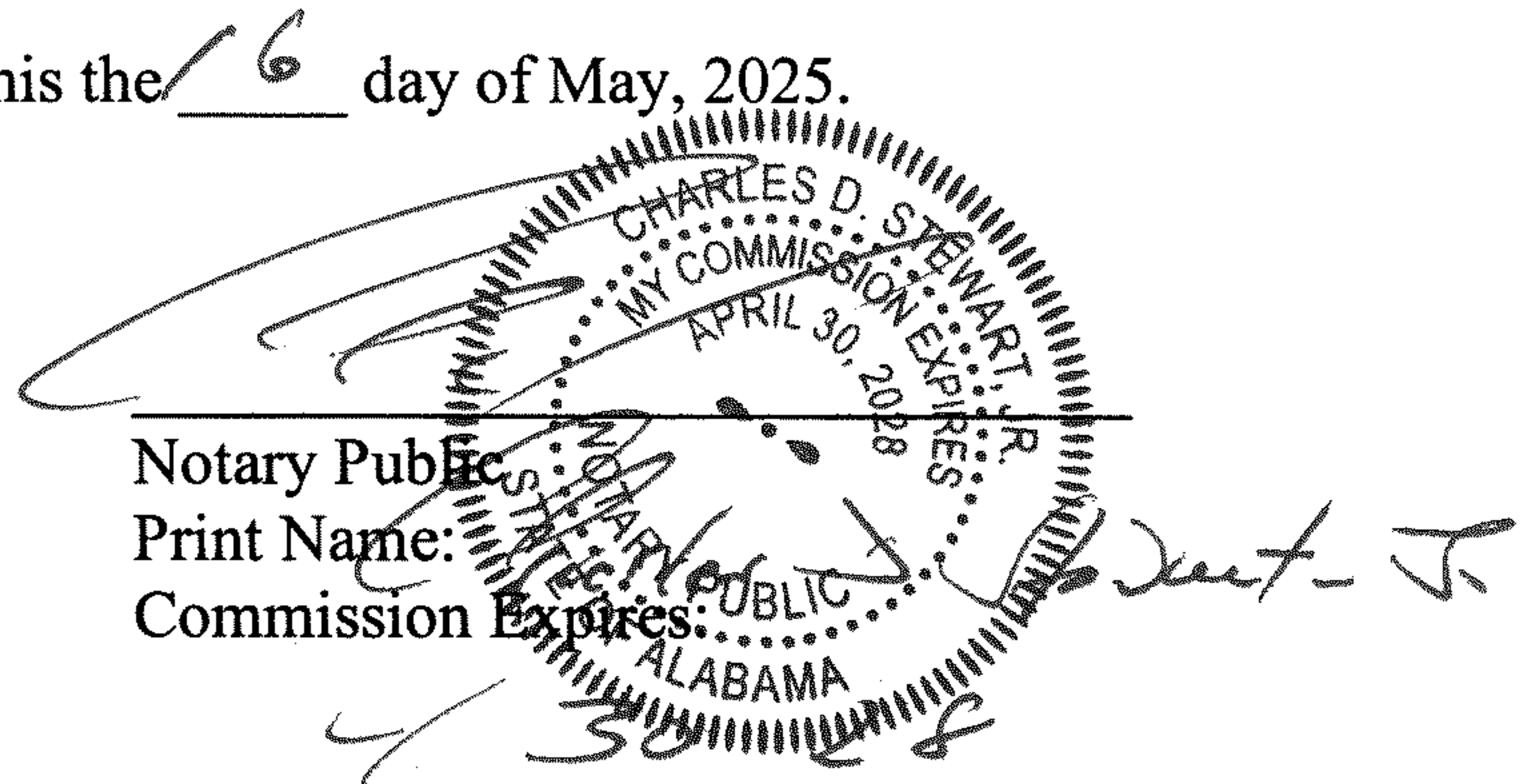
I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that John Craig Satterfield and Lisa A Satterfield whose names are signed to the foregoing instrument, and who are known to me, acknowledged before me on this day, that, being informed of the contents of the said instrument, they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this the 16 day of May, 2025.

Notary Public

Print Name:

Commission Expires:



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
05/19/2025 11:07:13 AM
\$209.00 JOANN
20250519000151520

