

Send tax notice to:
Michael A Myers
3512 Shandwick Place
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

2025123

SHELBY COUNTY

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of Eight Hundred Fifty Thousand and 00/100 Dollars (\$850,000.00) the amount which can be verified in the Sales Contract between the two parties in hand paid to the undersigned, **Kimberly A Marcus and Michael H Marcus, wife and husband**, whose mailing address is **1133 Greymoor Road, Hoover, AL 35242**, (hereinafter referred to as "Grantors") by **Michael A Myers and Sherrae T Myers** whose property address is: **3512 Shandwick Place, 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 123, according to the Survey of Greystone - 1st Sector, Phase I, as recorded in Map Book 14 page 91 A & B, in the Probate Office of 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, recorded in Book 317, page 260 and amended in Book 346, page 942.

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. 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.
4. Restrictions appearing of record in Real Volume 316, page 239.
5. Right of way granted to Alabama Power Company recorded in Real Volume 333, page 138, and Real Volume 364, page 396.
6. Declaration of Watershed Protective Covenants recorded in Inst. No. 2000-17644 and Inst. No. 2002-47637.
7. Sanitary Sewer Service with SWWC Utilities, Inc., recorded in Inst. No. 2013-46937.

Kimberly A. Marcus and Kimberly Marcus are one and the same person.
Michael H Marcus and Michael Marcus are one and the same person.

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 19th day of May, 2025.



Kimberly A Marcus

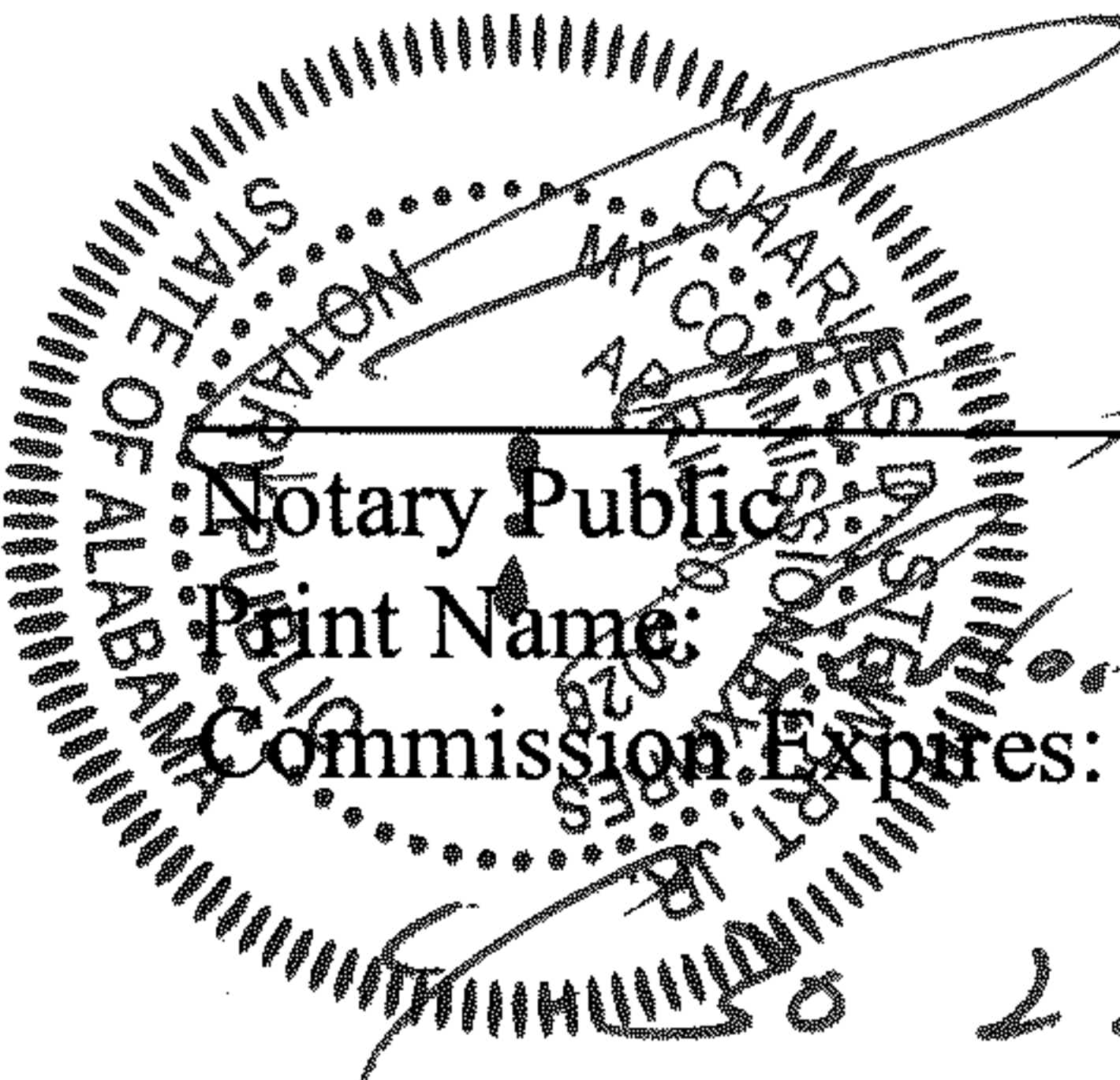
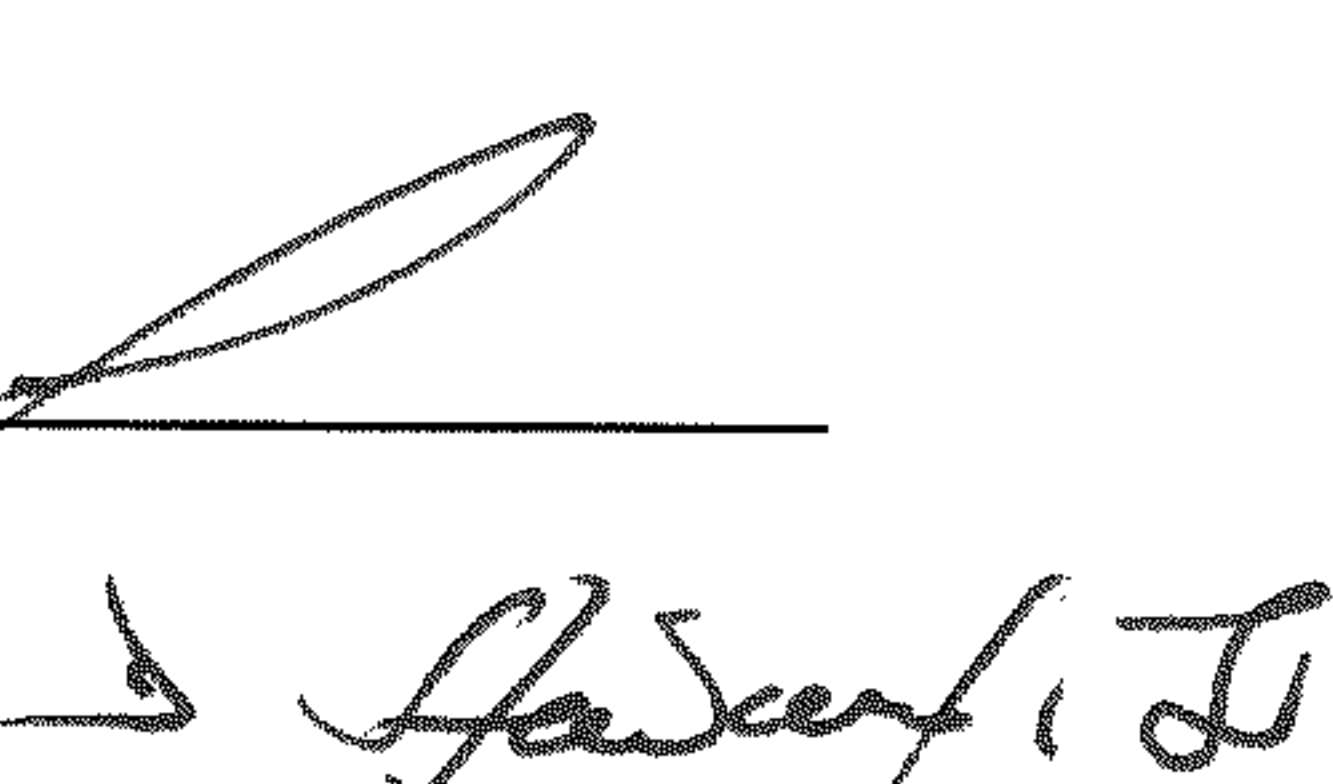


Michael H Marcus

STATE OF ALABAMA
COUNTY OF SHELBY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Kimberly A Marcus and Michael H Marcus 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 19th day of May, 2025.


Notary Public
Print Name: Charles E. Stewart
Commission Expires: 05/22/2028




Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
05/22/2025 11:17:45 AM
\$877.00 JOANN
20250522000156160

