

Send tax notice to:
Carole Selkirk
5134 English Turn
Hoover, AL, 35242

This instrument prepared by:
Charles D. Stewart, Jr.
Attorney at Law
4898 Valleydale Road, Suite A-2
Birmingham, AL 35242

STATE OF ALABAMA

2025184T

SHELBY COUNTY

WARRANTY DEED

KNOWN ALL MEN BY THESE PRESENTS:

That in consideration of Four Hundred Sixty-Four Thousand Nine Hundred and 00/100 Dollars (\$464,900.00) the amount which can be verified in the Sales Contract between the two parties to the undersigned, **John Edward Vigee, Personal Representative of the Estate of Wilhelmina Rist Vigee, Shelby County Probate Case PR-2024-001902,** whose mailing address is 3746 Lake Forest Cr., 35907 (hereinafter referred to as Grantors) in hand paid by **Carole Selkirk and James Selkirk** whose property address is: **5134 English Turn, Hoover, AL, 35242** (hereinafter referred to as Grantee), the receipt of which is hereby acknowledged, Grantors do, by these presents, grant, bargain, sell, and convey unto Grantee, as joint tenants with right of survivorship, the following described real estate situated in Shelby County, Alabama, to-wit:

Lot 37, according to the Final Record Plat of Greystone Farms, English Turn Sector, Phase 1, as recorded in Map Book 19, page 142, 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. Declarations, Covenants and Restrictions as to Greystone Farms. as set out in Inst. #1995-16401, and 1st Amendment recorded in Inst #1996-1432 and 2nd Amendment recorded as Inst. #1996-21440 and 3rd Amendment Recorded in Inst. #1997-2587 and 4th Amendment recorded as Inst. #1998-10062, and 5th Amendment recorded as Instrument #1998-30335;
3. Title to all minerals within and underlying the premises, together with all mining rights and other rights, privileges and immunities relating thereto, including rights it set out in Deed Book 121 Page 294 and Deed Book 60 page 260 in the Probate Office of Shelby County Alabama.
4. Restrictions, limitations and conditions as set out in Map Book 19, page 142 in the Probate Office of Shelby County Alabama.
5. Easements to Bellsouth Communications as shown by Instrument recorded as Instrument #1995-7422 in the Probate Office of Shelby County Alabama..
6. Amended and Restated restrictive covenants including building setback lines and specific provisions for dense buffer along Hugh Daniel Drive, all as set out in instrument recorded in Real 265 page 96 in Probate Office, and which said building setback lines and dense buffer are shown on survey of Paragon Engineering, Inc. dated 7/14/94.
7. Shelby Cable Agreement recorded in Real 350 page 545 in the Probate Office of Shelby County Alabama.
8. Covenants and agreement for water service as set out in an Agreement recorded in Real Book 235 page 574, as modified by Agreement recorded as Instrument "992-20786, as further modified by Agreement recorded as Instrument #1993-20840 in the Probate Office of Shelby County Alabama.
9. Right of way from Daniel Oak Mountain Limited to Shelby County recorded on July 13,1994, as Instrument No. 1994-21963 in the Probate Office of Shelby County Alabama.
10. Development Agreement between Daniel Oak Mountain Limited Partnership. Greystone Residential Association, Inc., Greystone Ridge, Inc. and United States Fidelity and

Guaranty Company as Instrument No. 1994-22318 and 1st Amendment recorded in Inst. 1996-0530 and 2nd Amendment recorded in Inst. No. 1998-16170 in the Probate Office of Shelby County Alabama.

11. Greystone Farms Reciprocal Easement Agreement as set cart as Instrument #1995-16400 in the Probate Office eof Shelby County Alabama.
12. Greystone Farms Community Center Property Declaration of Covenants, conditions and Restrictions recorded as Instrument 1995-16403 in the Probate Office of Shelby County, Alabama.

Wilhelmina Rist Vigee a/k/a Wilhelmina Vigee was the surviving grantee of that certain deed recorded in Inst. 1998-38830 in the Probate Office of Shelby County, Alabama. The other grantee, Gerald S Vigee, having died on or about March 2, 2021.

\$441,655.00 OF THE CONSIDERATION AS WAS PAID FROM THE PROCEEDS OF A MORTGAGE LOAN.

TO HAVE AND TO HOLD unto the Grantee, his/her heirs, executors, administrators and assigns forever.

The Grantor does for itself, its successors and assigns, covenant with the Grantee, his/her heirs, executors, administrators and assigns, that it is lawfully seized in fee simple of said premises; that they are free from all encumbrances, except as shown above; that it has a good right to sell and convey the same as aforesaid; and that it will, and its successors and assigns shall, warrant and defend the same to the Grantee, their heirs, executors, administrators and assigns forever against the lawful claims of all persons.

IN WITNESS WHEREOF, Grantor, ASKVALUE DOES NOT EXIST by ASKVALUE DOES NOT EXIST its ASKVALUE DOES NOT EXIST, who is authorized to execute this conveyance, has hereunto set its signature and seal on this the 29th day of May, 2025.

Estate of Wilhelmina Rist Vigee

By:

John Edward Vigee, Personal Representative

STATE OF ALABAMA
COUNTY OF SHELBY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that John Edward Vigee, Personal Representative of The Estate of Wilhelmina Rist Vigee, whose names is signed to the foregoing instrument, and who is known to me, acknowledged before me on this day, that, being informed of the contents of the said instrument, he, in his capacity as said Personal Representative of the Estate of Wilhelmina Rist Vigee, and with full authority, executed the same voluntarily for and as the act of said Estate.

Given under my hand and official seal this the 29th day of May, 2025.

Notary Public

Print Name:

Commission Expires:

9/30/28

Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
06/02/2025 10:07:12 AM
\$48.50 PAYGE
20250602000166480



Allen S. Boyd