

Send tax notice to:
Mary Kathryn Dudley
7406 South Bishops Rock
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
Shelby COUNTY

2025299T

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of Two Hundred Twenty-Five Thousand and 00/100 Dollars (\$225,000.00) the amount which can be verified in the Sales Contract between the two parties in hand paid to the undersigned, **Steve Jager, a Married Man** whose mailing address is: 7069 N. Highland Drive, Bham, AL 35242 (hereinafter referred to as "Grantors") by **Mary Kathryn Dudley and Jeordon A Dudley** whose property address is: **7406 South Bishops Rock, Birmingham, AL, 35242** hereinafter referred to as Grantees"), the receipt and sufficiency of which are hereby acknowledged, Grantor does, 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 20, according to the Survey of Greystone, 7th Sector, Phase IV, as recorded in Map Book 21, page 38A and 38B, in the Office of the Judge of Probate of Shelby County, Alabama.

SUBJECT TO:

1. Taxes for the year beginning October 1, 2025 which constitutes a lien but are not yet due and payable until October 1, 2026.
2. Restrictions, public utility easements and building setback lines as shown on recorded map and Survey of Greystone, 7th Sector, Phase IV, as recorded in Map Book 21, page 38A and 38B, 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 Instrument #1994-25778.
4. Greystone Residential Declaration of Covenants, Conditions and Restrictions as recorded in Real 317, page 260; amended in Real 319, page 235; Real 246, page 942; Real 378, page 904; Real 397, page 958; Instrument #1992-17890; Instrument #1993-3123; Instrument #1993-10163; Instrument #1993-16982; Instrument #1993-20968; Instrument #1993-32840; Instrument #1994-23329; Instrument #1995-8111; Instrument #1995-24267; Instrument #1995-34231; Instrument #1996-19860; Instrument #1996-37514; Instrument #1996-39737; Instrument #1997-2534; Map Book 21, page 38A and 38B, and as further amended thereto
5. Right of way granted to Alabama Power Company recorded in Instrument #9805-7988.
6. Rights of others to the use of Hugh Daniel Drive, as recorded in Deed Book 301, page 799 and Instrument #1993-20786.
7. Release of Damages and restrictions as recorded in Real 317, Page 260 and Instrument #1992-18790(As to Lot 20, Greystone Subdivision; 7406 South Bishops Rock)
8. Covenant and Agreement for Water Service recorded in Book 235, Page 574 and amended in Instrument #1992-20786 and Instrument #1993-20840, in the Probate Office of Shelby County, Alabama.
9. Reciprocal Easements Agreement pertaining to access and roadway easements as set out in Real 312, Page 274, and as amended by Real 317, Page 253.
10. Easement agreement between Daniel Oak Mountain Limited Partnership and Greystone Residential Association, Inc, and Greystone Golf, LLC, and Greystone Golf Club, Inc., in favor of Shelby County, Alabama, as recorded in Instrument #2004010200000157.
11. Transmission Line Permit to Alabama Power Company recorded in Deed Book 139, page 124 and Deed Book 138, page 595.
12. Easement for ingress and egress as recorded in Real 265, page 316.
13. Agreement between Daniel Oak Mountain Limited Partnership and Shelby Cable, Inc., recorded in Real 350, Page 545.
14. Deed, Agreement, and Assignment between Daniel Oak Mountain Limited Partnership and Greystone Residential Association, Inc., as recorded in Instrument #20040123000039510.
15. Transmission Line Permits to Alabama Power Company, recorded in Deed Book 109, Page 505.

16. Covenants releasing predecessor in title for any liability arising from sinkholes, limestone formations soil conditions or any other known or unknown surface or subsurface conditions that may now or hereafter exist or occur or cause damage to subject property, as shown by instruments recorded in Map Book 21, page 38A and B.
17. Utility Easement Agreement recorded in Instrument #1993-25946.
18. Access Easement Agreement recorded in Instrument #1993-25945.

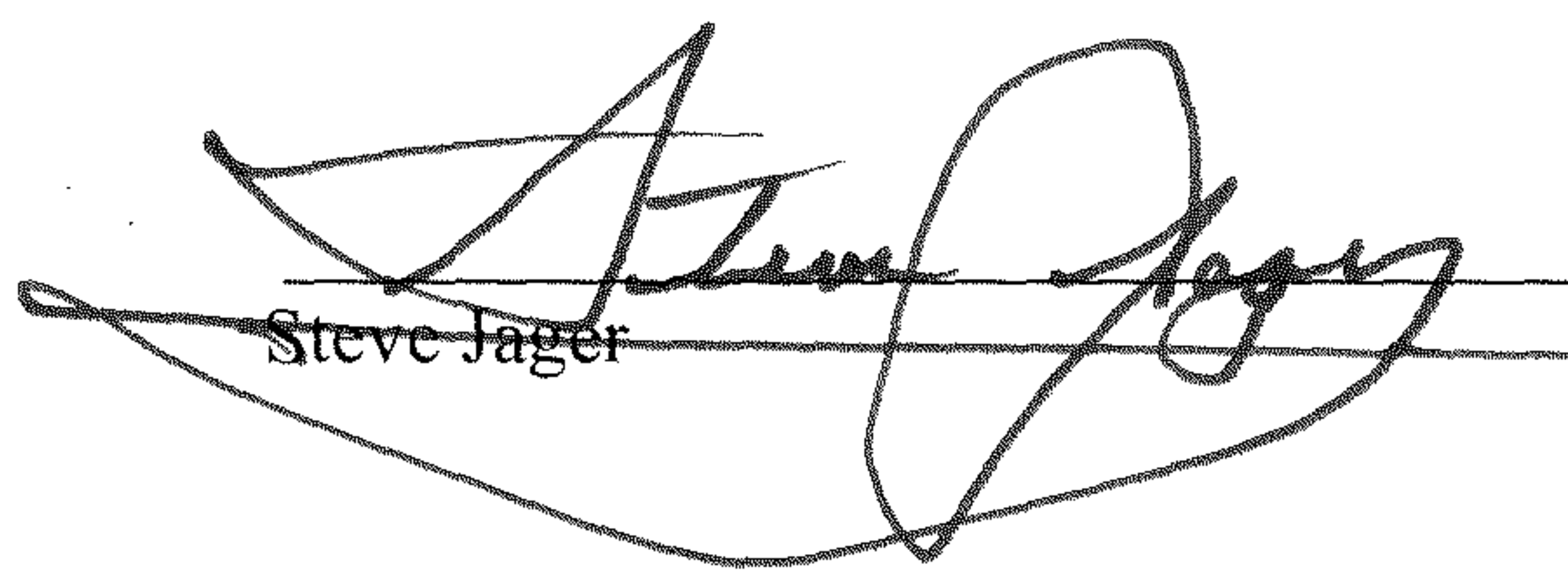
\$200,000.00 OF THE CONSIDERATION AS WAS PAID FROM THE PROCEEDS OF A MORTGAGE LOAN.

This property is not the homestead of the grantor nor that of his spouse.

TO HAVE AND TO HOLD unto the Grantee, its successors and assigns forever.

The Grantor does for itself, its successors and assigns, covenant with the Grantee, its successors 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 Grantees, their heirs, executors, administrators and assigns forever against the lawful claims of all persons.

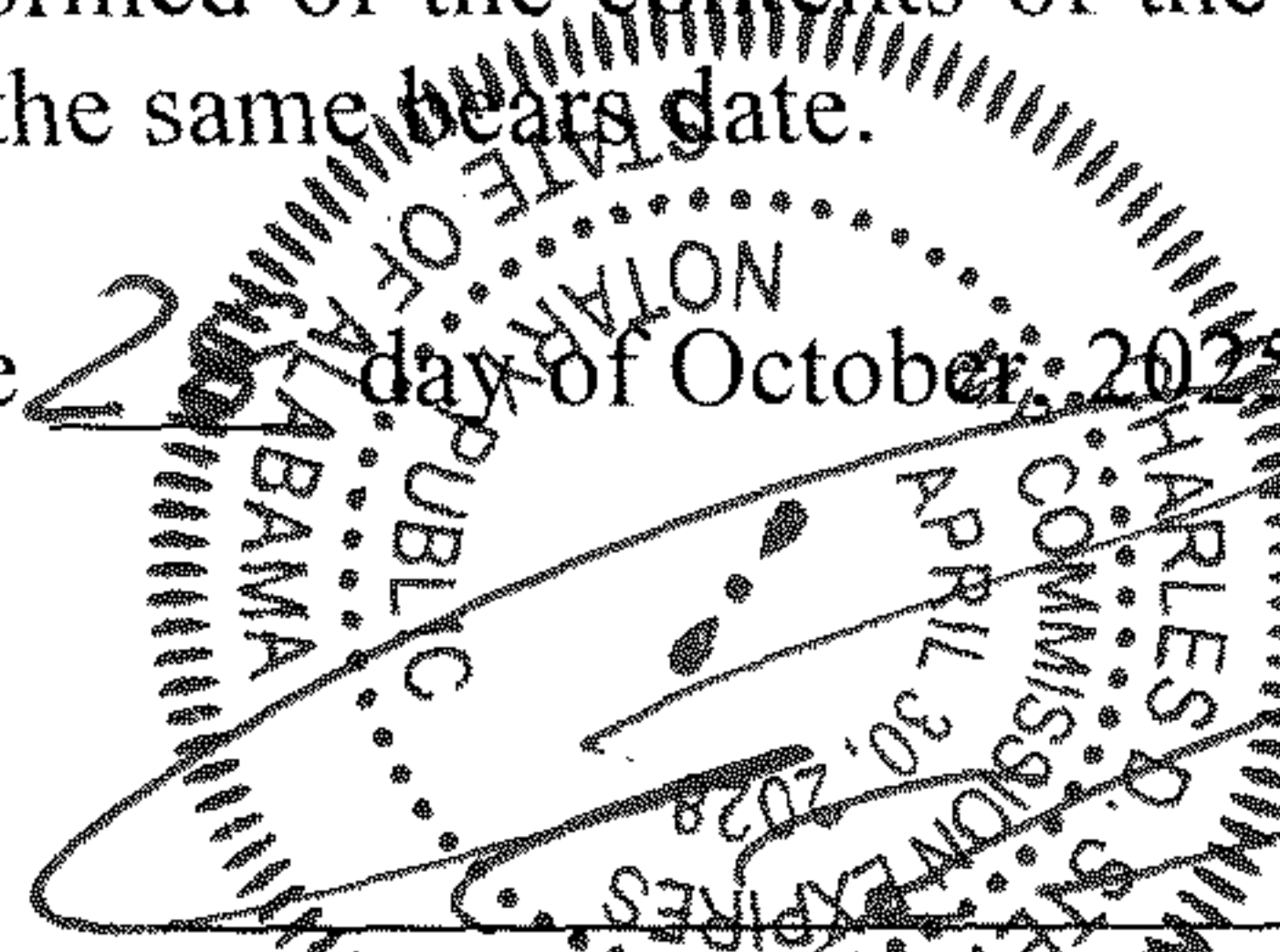
IN WITNESS WHEREOF, said Grantor, has hereunto set his/her hand and seal this the 28 day of October, 2025.

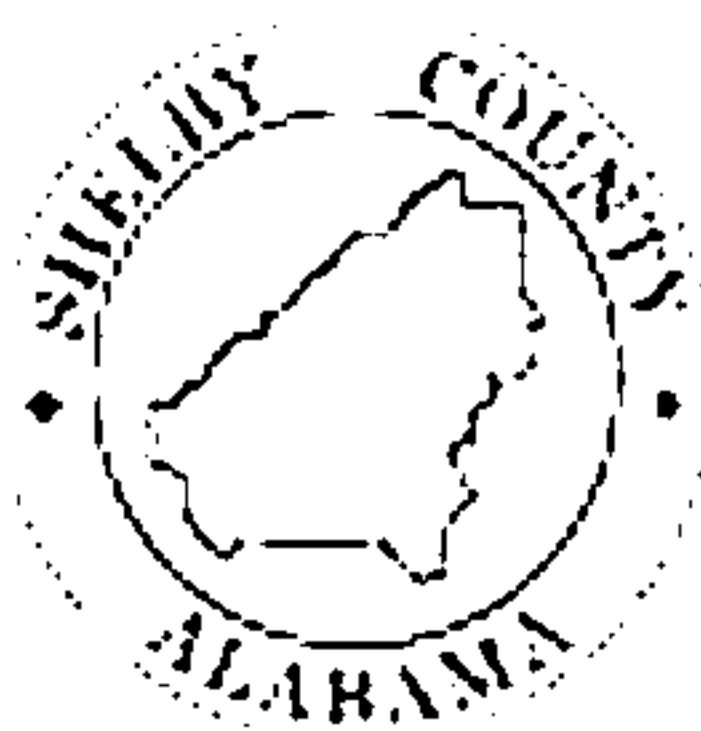

Steve Jager

STATE OF ALABAMA
COUNTY OF SHELBY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Steve Jager whose name(s) is/are signed to the foregoing instrument, and who is/are known to me, acknowledged before me on this day, that, being informed of the contents of the said instrument, he/she/they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this the 28 day of October, 2025.


Notary Public
Print Name: Charles D. Stewart
Commission Expires: 4.30.28



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
11/04/2025 12:26:18 PM
\$50.00 KELSEY
20251104000338030

Allie S. Bayl