

Send tax notice to:
Andrzej J Wartak
301 Greystone Glen Circle
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
Shelby COUNTY

2026026

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS:

That is consideration of Seven Hundred Seventy-Eight Thousand and 00/100 Dollars (\$778,000.00) the amount which can be verified in the Sales Contract between the two parties in hand paid to the undersigned, **William David Dougherty and Sharron R Lancaster, and or any Successor(s) as Trustees of the William David Dougherty and Sharron R Lancaster Trust, dated July 25, 2019** whose mailing address is: *5679 Taylor Trail, Arlington TX 76010* (hereinafter referred to as "Grantor") by **Andrzej J Wartak and Danuta B Wartak** whose property address is: **301 Greystone Glen Circle, Hoover, 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 8, according to the Survey of The Glen Estates, as recorded in Map Book 19, pages 9 A & B, in the Probate Office of Shelby County, Alabama; being situated in Shelby County, Alabama.

SUBJECT TO:

1. Taxes for the year beginning October 1, 2025 which constitutes a lien but are not due and payable until October 1, 2026.
2. 7.5' easement along NE property line.
3. Transmission line permit(s) to Alabama Power Company as shown by instrument(s) recorded in Deed 111, page 408 in said Probate Office.
4. 30' right of way to Water Works Board of Birmingham recorded in Instrument #1993-20842 and #1993-20844 in said Probate Office.
5. Easement agreement between Daniel Oak Mountain Limited and School House Properties as set out as Instrument #1993-22440 in said Probate Office.
6. Rights of others to use of Hugh Daniel Drive as described in Instrument recorded in Deed Book 301, page 799 in said Probate Office.
7. Covenant and Agreement for Water Service as set out in agreement recorded in Real 235, page 574 and by Instrument# 1993-20840 in said Probate Office.
8. Greystone Close Development Reciprocal Easement Agreement dated June 6, 1991 and recorded in Real Book 346, page 848 (the "Easement Agreement"), the First Amendment to the Easement Agreement as recorded in Real 380, page 639, the Second Amendment to the Easement Agreement as recorded as Instrument #1993-29620 and Third Amendment to the Easement Agreement recorded as Instrument# 1995-16399, all as recorded in said Probate Office.
9. Greystone Close Development Declaration of Covenants, Conditions and Restrictions dated June 6, 1991, recorded in Real Book 346, page 873, (the "Declaration"), the First Amendment to the Declaration as recorded in Real 380, page 635 and the Second Amendment to the Declaration recorded as Instrument #1995-16398, all as recorded in said Probate Office.
10. Sanitary Sewer Easement as set out in Map Book 19, page 96 and Instrument# 1995-4393 in said Probate Office.

\$0.00 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 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, the said Grantor, William David Dougherty and Sharron R Lancaster Trust, by William David Dougherty and Sharron R Lancaster, its trustees, who are authorized to execute this conveyance, have hereunto set its signature and seal on this the 28 day of January, 2026.

William David Dougherty and Sharron R Lancaster Trust

William David Dougherty
William David Dougherty, Trustee

Sharron R. Lancaster
Sharron R Lancaster, Trustee

STATE OF ALABAMA
COUNTY OF SHELBY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that William David Dougherty and Sharron R Lancaster, whose names as Trustees of the William David Dougherty and Sharron R Lancaster Trust, 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 and with full authority, they executed the same voluntarily for and as the act of said Trust.

Given under my hand and official seal this the 28 day of January, 2026.

Charles D. Stewart, Jr.
Notary Public
Print Name: Charles D. Stewart, Jr.
Commission Expires: APRIL 30, 2028
28 30 28



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
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Allie S. Bayl