

Send tax notice to:

CHRIS TUNNELL
4506 HIGH COURT CIRCLE
BIRMINGHAM, AL, 35242

STATE OF ALABAMA
Shelby COUNTY

This instrument prepared by:
CHARLES D. STEWART, JR.
Attorney at Law
4898 Valleydale Road, Suite A-2
Birmingham, Alabama 35242

2012433

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of One Million Nine Hundred Fifty Thousand and 00/100 Dollars (\$1,950,000.00) in hand paid to the undersigned, PAUL D. GUNNOE and MARTHA S. GUNNOE, Husband and Wife (hereinafter referred to as "Grantors") by CHRIS TUNNELL (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, the following described real estate situated in Shelby County, Alabama, to-wit:

LOT 16, ACCORDING TO THE SURVEY OF GREYSTONE, 4TH SECTOR, PHASE II, AS RECORDED IN MAP BOOK 22, PAGE 27, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.

TOGETHER WITH THE NONEXCLUSIVE EASEMENT TO USE THE PRIVATE ROADWAYS, COMMON AREAS AND HUGH DANIEL DRIVE, AS MORE PARTICULARLY DESCRIBED IN THE GREYSTONE RESIDENTIAL DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS AS RECORDED IN REAL 317, PAGE 260 IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA AND ALL AMENDMENTS THERETO.

SUBJECT TO:

1. TAXES FOR THE YEAR BEGINNING OCTOBER 1, 2011 WHICH CONSTITUTES A LIEN BUT ARE NOT YET DUE AND PAYABLE UNTIL OCTOBER 1, 2012.
2. MUNICIPAL IMPROVEMENTS, TAXES, ASSESSMENTS AND FIRE DISTRICT DUES AGAINST SUBJECT PROPERTY.
3. TITLE TO ALL OIL, GAS AND MINERALS WITHIN AND UNDERLYING THE PREMISES, TOGETHER WITH ALL OIL AND MINING RIGHTS AND OTHER RIGHTS, PRIVILEGES AND IMMUNITIES RELATING THERETO, TOGETHER WITH ANY RELEASE OF LIABILITY FOR INJURY OR DAMAGES TO PERSONS OR PROPERTY AS A RESULT OF THE EXERCISE OF SUCH RIGHTS AS RECORDED IN DEED BOOK 60, PAGE 260; ETC.
4. 15 FOOT EASEMENT ALONG EAST LOT LINE AND 10 FOOT EASEMENT ALONG WEST AND NORTHWEST LOT LINES AS PER PLAT.
5. TERMS, PROVISIONS, COVENANTS, CONDITIONS, RESTRICTIONS, EASEMENTS, CHARGES, ASSESSMENTS AND LIENS AS RECORDED IN THE GREYSTONE RESIDENTIAL DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS AS SET OUT IN INSTRUMENT RECORDED IN REAL 317, PAGE 260, ETC.
6. AMENDED AND RESTATED RESTRICTIVE COVENANTS AS SET OUT IN INSTRUMENT RECORDED IN REAL 265, PAGE 96 IN THE PROBATE OFFICE.



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Shelby Cnty Judge of Probate, AL
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7. UNDERGROUND TRANSMISSION LINE PERMIT TO ALABAMA POWER COMPANY AS RECORDED IN DEED BOOK 305, PAGE 637 AND COVENANTS PERTAINING THERETO AS RECORDED IN INSTRUMENT NO. 1992-26822.
8. COVENANTS AND AGREEMENT FOR WATER SERVICE AS RECORDED IN REAL BOOK 235, PAGE 574 AND AMENDED IN INSTRUMENT NO. 1992-20786 AND INSTRUMENT NO. 1993-20840.
9. AGREEMENT AS RECORDED IN REAL BOOK 350, PAGE 545.
10. RECIPROCAL EASEMENT AGREEMENT AS RECORDED IN REAL BOOK 312, PAGE 274; REAL BOOK 317, PAGE 253 AND INSTRUMENT NO. 1993-3124.
11. SUPPLEMENTAL PROTECTIVE COVENANTS AS RECORDED IN REAL BOOK 378, PAGE 948.

\$ -0- 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 Grantee, 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 30th day of August, 2012.



 PAUL D. GUNNOE

Martha S. Gunnoe

By and through her Attorney in Fact



 MARTHA S. GUNNOE

BY AND THROUGH HER ATTORNEY IN FACT, PAUL D. GUNNOE

Paul Gunnoe

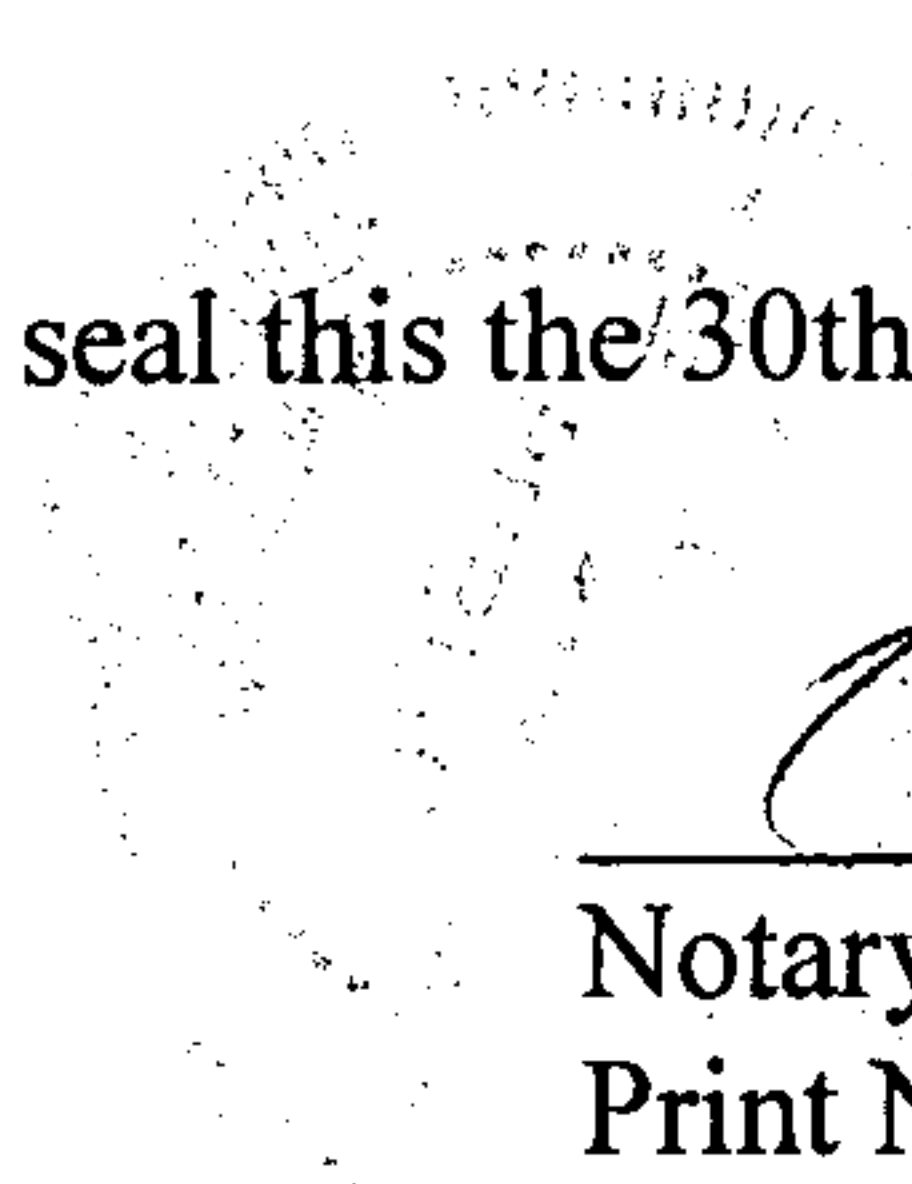
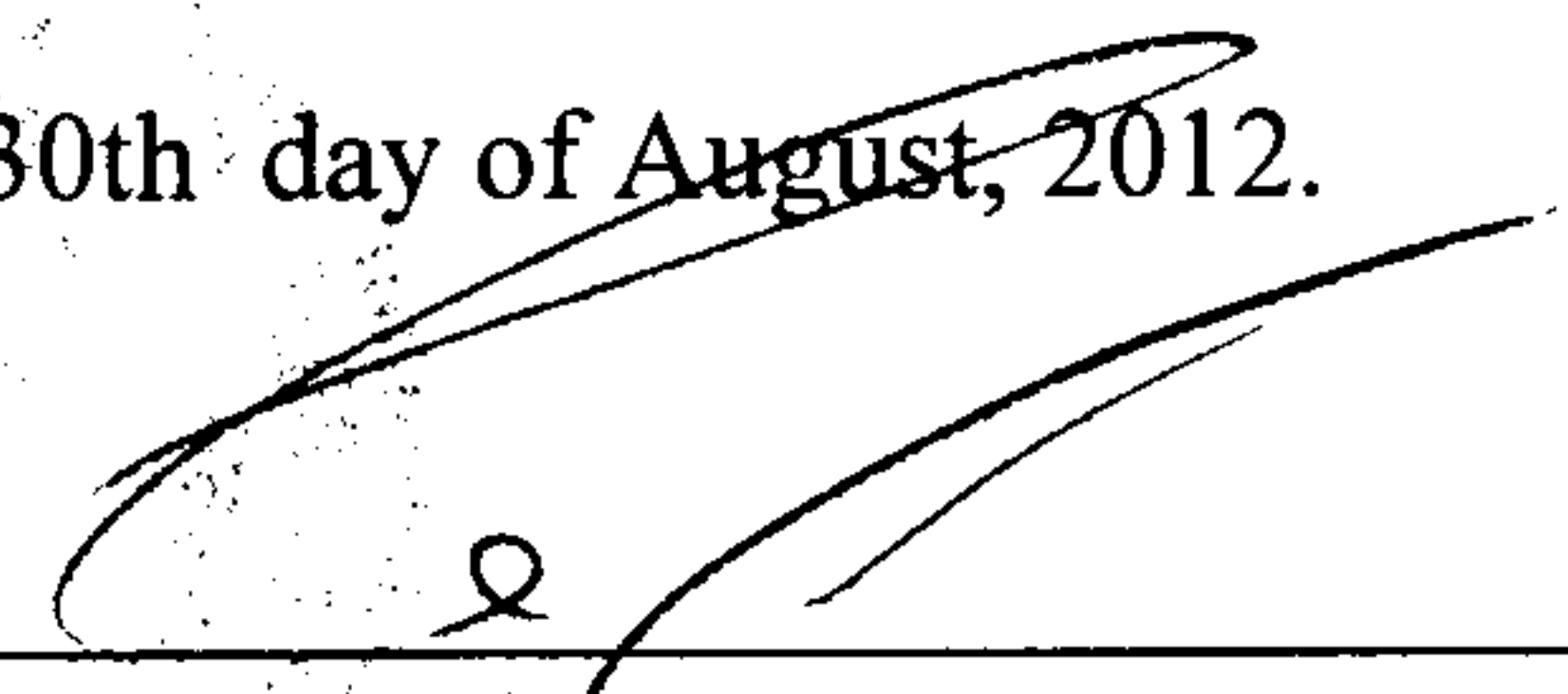


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STATE OF ALABAMA
 COUNTY OF SHELBY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that PAUL D. GUNNOE, whose name 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, she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this the 30th day of August, 2012.

 Notary Public

Print Name:

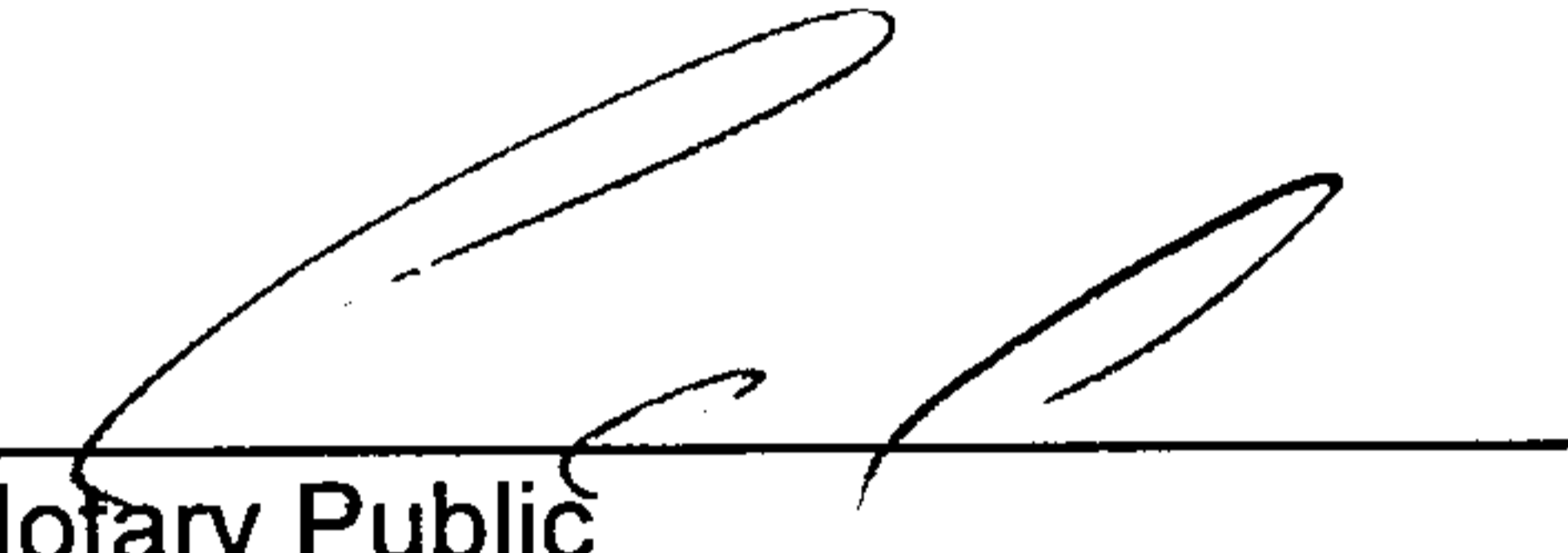
Commission Expires:

9-30-16

STATE OF ALABAMA
COUNTY OF SHELBY

I, the undersigned, CHARLES D. STEWART, JR, a Notary Public in and for said County, in said State, hereby certify that PAUL D. GUNNOE, whose name as Agent and Attorney in fact for MARTHA S. GUNNOE, 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 executed the same voluntarily in his capacity as Attorney in fact for MARTHA S. GUNNOE on the day the same bears date.

Given under my hand and official seal this the 30TH day of August, 2012.



Notary Public

Print Name:

Commission Expires:



8-30-12



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Shelby County, AL 09/19/2012
State of Alabama
Deed Tax: \$1950.00

Real Estate Sales Validation Form

This Document must be filed in accordance with Code of Alabama 1975, Section 40-22-1

Grantor's Name Paul D. Gumbel Grantee's Name Chris Turnell
Mailing Address 1302 Legacy Dr. Mailing Address 4506 High Court Cir.
Birmingham AL 35242 Birmingham AL
Property Address 4506 High Court Cir Date of Sale 8-30-12
Birmingham AL 35242 Total Purchase Price \$ 4,950,000.
Actual Value \$
Assessor's Market Value \$

The purchase price or actual value claimed on this form can be verified in the following documentary evidence: (check one) (Recordation of documentary evidence is not required)

Bill of Sale Appraisal
Sales Contract Other
Closing Statement

If the conveyance document presented for recordation contains all of the required information referenced above, the filing of this form is not required.

Instructions

Grantor's name and mailing address - provide the name of the person or persons conveying interest to property and their current mailing address.

Grantee's name and mailing address - provide the name of the person or persons to whom interest to property is being conveyed.

Property address - the physical address of the property being conveyed, if available.

Date of Sale - the date on which interest to the property was conveyed.

Total purchase price - the total amount paid for the purchase of the property, both real and personal, being conveyed by the instrument offered for record.

Actual value - if the property is not being sold, the true value of the property, both real and personal, being conveyed by the instrument offered for record. This may be evidenced by an appraisal conducted by a licensed appraiser or the assessor's current market value.

If no proof is provided and the value must be determined, the current estimate of fair market value, excluding current use valuation, of the property as determined by the local official charged with the responsibility of valuing property for property tax purposes will be used and the taxpayer will be penalized pursuant to Code of Alabama 1975 § 40-22-1 (h).

I attest, to the best of my knowledge and belief that the information contained in this document is true and accurate. I further understand that any false statements claimed on this form may result in the imposition of the penalty indicated in Code of Alabama 1975 § 40-22-1 (d).

Date 8-30-12 Print Chris Turnell
Unattested Sign (Grantor/Grantee/Owner/Agent) circle one

Form RT-1

STATE OF ALABAMA

SHELBY COUNTY

SWORN TO AND SUBSCRIBED BEFORE ME ON THIS 30TH DAY OF AUGUST, 2012.

NOTARY PUBLIC

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