



20121009000386440 1/3 \$19.00  
Shelby Cnty Judge of Probate, AL  
10/09/2012 12:59:15 PM FILED/CERT

Send tax notice to:

JAMES PAYTON  
313 AMHERST DRIVE  
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

2012493

### **WARRANTY DEED**

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of Two Hundred Seventeen Thousand Five Hundred and 00/100 Dollars (\$217,500.00) in hand paid to the undersigned, CAROL G. STONECIPHER AND CHARLES N. STONECIPHER, WIFE AND HUSBAND (hereinafter referred to as "Grantors") by JAMES PAYTON and WANDA S. PAYTON (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 84, ACCORDING TO THE SURVEY OF GREYSTONE VILLAGE, PHASE 1, AS RECORDED IN MAP BOOK 18, PAGE 9, AMENDED IN MAP BOOK 20, PAGE 32, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.

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. ANY FACTS, RIGHTS, INTERESTS, OR CLAIMS THAT ARE NOT SHOWN BY PUBLIC RECORDS.
3. EASEMENTS, LIENS OR ENCUMBRANCES, OR CLAIMS THEREOF, NOT SHOWN BY PUBLIC RECORDS.
4. ANY ENCROACHMENT, ENCUMBRANCE, VIOLATION, VARIATION, OR ADVERSE CIRCUMSTANCE AFFECTING THE TITLE THAT WOULD BE DISCLOSED BY AN ACCURATE AND COMPLETE LAND SURVEY.
5. ANY MINERAL OR MINERAL RIGHTS LEASED, GRANTED OR RETAINED BY CURRENT OR PRIOR OWNERS.
6. EASEMENTS AND BUILDING LINES AS SHOWN ON RECORDED MAP, INCLUDING BUT NOT LIMITED TO ANY NOTES, CONDITIONS AND RESTRICTIONS.
7. DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIINS FOR GREYSTONE VILLAGE.
8. ARTICLES OF INCORPORATION OF GREYSTONE VILLAGE HOMEOWNERS ASSOCIATION, INC.
9. TITLE TO ALL MINERALS WITHIN AND UNDERLYING THE PROPERTY, TOGETHER WITH ALL MINING RIGHTS AND OTHER RIGHTS, PRIVILEGES, IMMUNITIES AND RELEASE OF DAMAGES RELATING THERETO.
10. TRANSMISSION LINE PERMIT TO ALABAMA POWER COMPANY.
11. RIPARIAN AND OTHER RIGHTS CREATED BY THE FACT THAT SUBJECT PROPERTY FRONTS ON BUTTERFLY LAKE.
12. RIGHTS OF OTHERS IN AND TO THE USE OF HUGH DANIEL DRIVE.
13. COVENANT AND AGREEMENT FOR WATER SERVICE AS RECORDED IN REAL 235, PG 574.
14. AMENDED AND RESTATED RESTRICTIVE COVENANTS AS RECORDED IN REAL 265, PG 96.



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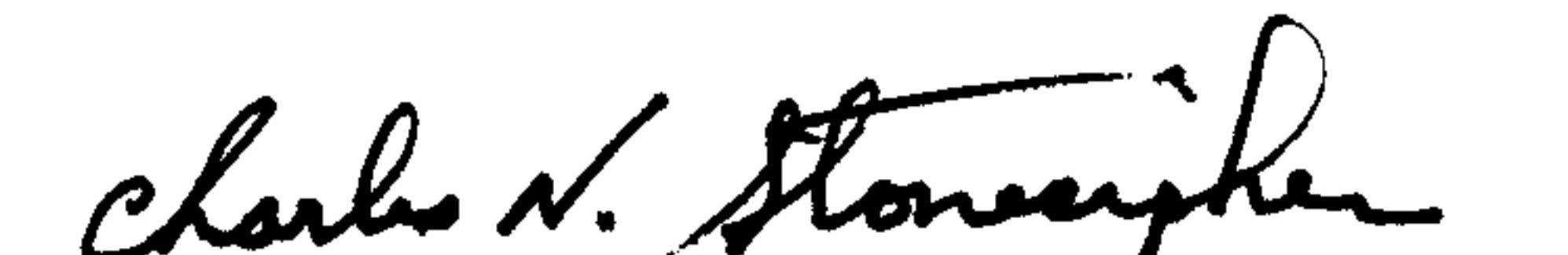
15. AGREEMENT WITH SHELBY CABLE, INC.

\$224,677.00 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, said Grantor, has hereunto set their hand and seal this the 28th day of September, 2012.

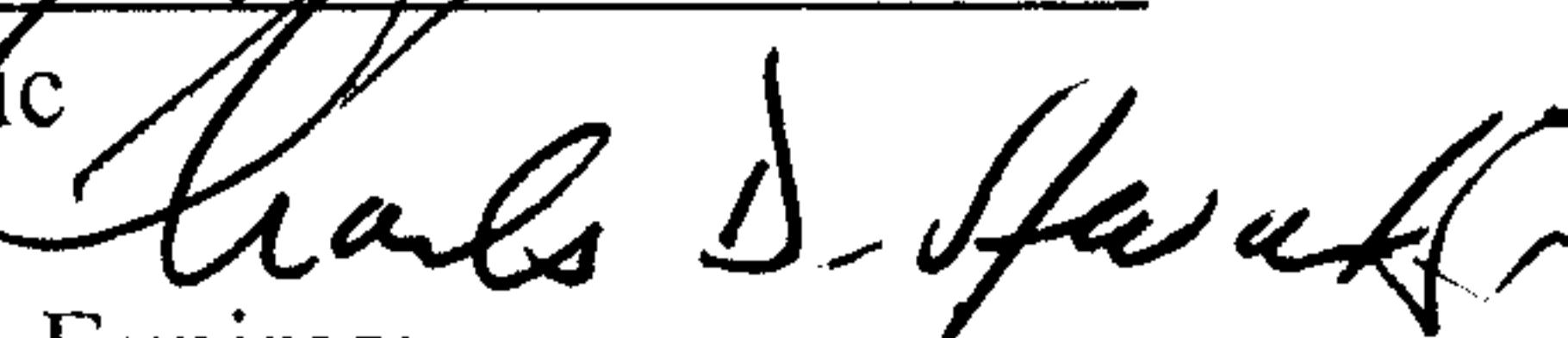
  
CAROL G. STONECIPHER

  
CHARLES N. STONECIPHER

STATE OF ALABAMA  
COUNTY OF SHELBY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that CAROL G. STONECIPHER AND CHARLES N. STONECIPHER, 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 28th day of September, 2012.

  
\_\_\_\_\_  
Notary Public  
Print Name:   
Commission Expires:   
10-16

## Real Estate Sales Validation Form

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

Grantor's Name  
Mailing AddressCarol S. Stenczak  
235 Inverness Center  
Apt. 268  
Birmingham, AL 35242Grantee's Name  
Mailing AddressJames Payton  
313 Amberst Dr.  
Birmingham  
AL 35242

Property Address

313 Amberst Dr.  
Birmingham  
AL  
35242

Date of Sale

9-28-12

Total Purchase Price \$

217,500

or

Actual Value

\$

or

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 (h).Date 9-28-12

Print

Sign

(Grantor/Grantee/Owner/Agent) circle one

 Unattested

(Verified by)

Carol S. StenczakCarol S. Stenczak

Form RT-1

STATE OF ALABAMA

SHELBY COUNTY

SWORN TO AND SUBSCRIBED BEFORE ME ON THIS 28 DAY OF September,

2012.

NOTARY PUBLIC



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