

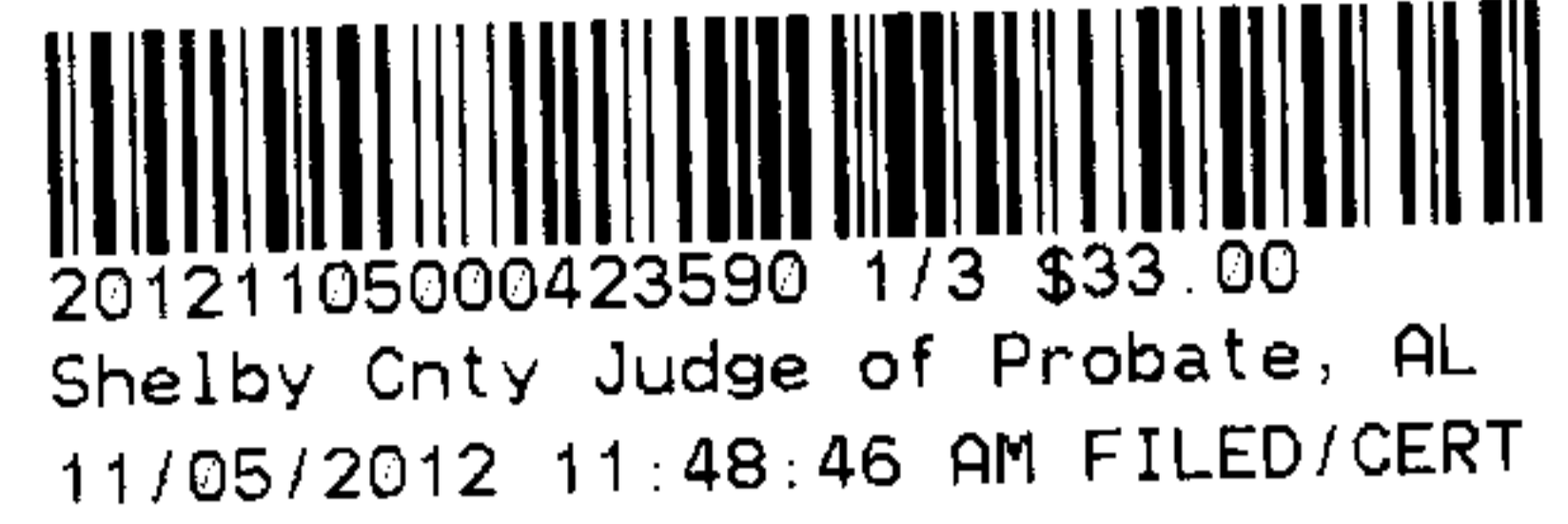
Send tax notice to:

EMMA J. JONES  
5127 ENGLISH TURN  
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

2012532



**WARRANTY DEED**

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of Two Hundred Eighty-Eight Thousand and 00/100 Dollars (\$288,000.00) in hand paid to the undersigned, VICKI LOKEY (NOW KNOWN AS VICKI LOKEY- BYRD), A Married Woman Not Joined By Spouse (hereinafter referred to as "Grantors") by EMMA J. JONES (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 29, ACCORDING TO THE SURVEY OF FIRST AMENDED 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 PROPERTY DOES NOT CONSTITUTE THE HOMESTEAD OF GRANTOR OR HER RESPECTIVE SPOUSE.**

SUBJECT TO:

1. TAXES FOR THE YEAR BEGINNING OCTOBER 1, 2012 WHICH CONSTITUTES A LIEN BUT ARE NOT YET DUE AND PAYABLE UNTIL OCTOBER 1, 2013.
2. RIGHTS OR CLAIMS OF PARTIES IN POSSESSION NOT SHOWN BY PUBLIC RECORDS.
3. EASEMENTS OR CLAIMS THEREOF, WHICH ARE 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 COMPLET LAND SURVEY.
5. DEFECTS, LIENS, ENCUMBRANCES, ADVERSE CLAIMS OR OTHER MATTERS.
6. MUNICIPAL IMPROVEMENTS, TAXES, ASSESSMENTS AND FIRE DISTRICT DUES AGAINST SUBJECT PROPERTY.
7. 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.
8. TITLE TO OIL, GAS AND MINERALS WITHIN AND UNDERLYING THE PREMISES.
9. SUCH STATE OF FACTS AS SHOWN ON IN MAP BOOK 19, PAGE 142, AND AS SET OUT IN RESTRICTIONS.
10. SUBJECT TO COVENANTS, CONDITIONS AND RESTRICTIONS.
11. EASEMENT TO BELL SOUTH COMMUNICATIONS.
12. AMENDED AND RESTATED RESTRICTIVE COVENANTS, INCLUDING BUILDING SETBACK LINES AND SPECIFIC PROVISIONS FOR DENSE BUFFER ALONG HUGH DANIEL DRIVE.

Shelby County, AL 11/05/2012  
State of Alabama  
Deed Tax: \$15.00





13. SHELBY CABLE AGREEMENT AS RECORDED IN REAL BOOK 350, PAGE 545.
14. COVENANTS AND AGREEMENT FOR WATER SERVICES AS SET OUT IN AN AGREEMENT RECORDED IN REAL 235, PAGE 574, AS MODIFIED BY AGREEMENT RECORDED.
15. RIGHT OF WAY GRANTED TO SHELBY COUNTY.
16. DEVELOPMENT AGREEMENT BETWEEN DANIEL OAK MOUNTAIN LIMITED PARTNERSHIP, GREYSTONE RESIDENTIAL ASSOCIATION, INC.
17. GREYSTONE FARMS RECIPROCAL EASEMENT AGREEMENT AS RECORDED IN INSTRUMENT NO. 1995-16400.
18. GREYSTONE FARMS COMMUNITY CENTER PROPERTY DECLARATION OF DOVENANTS, CONDITIONS AND RESTRICTIONS AS SET OUT IN INSTRUMENT NO. 1995-16403.
19. COVENANTS RELEASING REDECESSOR IN TITLE FROM ANY LIABILITY ARISING FROM SINKHOLES, LIMESTONE FORMATIONS, SOILD CONDITIONS OR ANY OTHER KNOWN OR UNKNOWN SURFACE.
20. RELEASE OF DAMAGES, RESTRICTIONS, MODIFICATIONS, COVENANTS, CONDITIONS, RIGHTS, PRIVILEGES, IMMUNITIES, AND LIMITATIONS AS APPLICALBE, AS SET OUT IN AND AS REFERENCE IN DEED.

\$273,000.00 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 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 31st day of October, 2012.

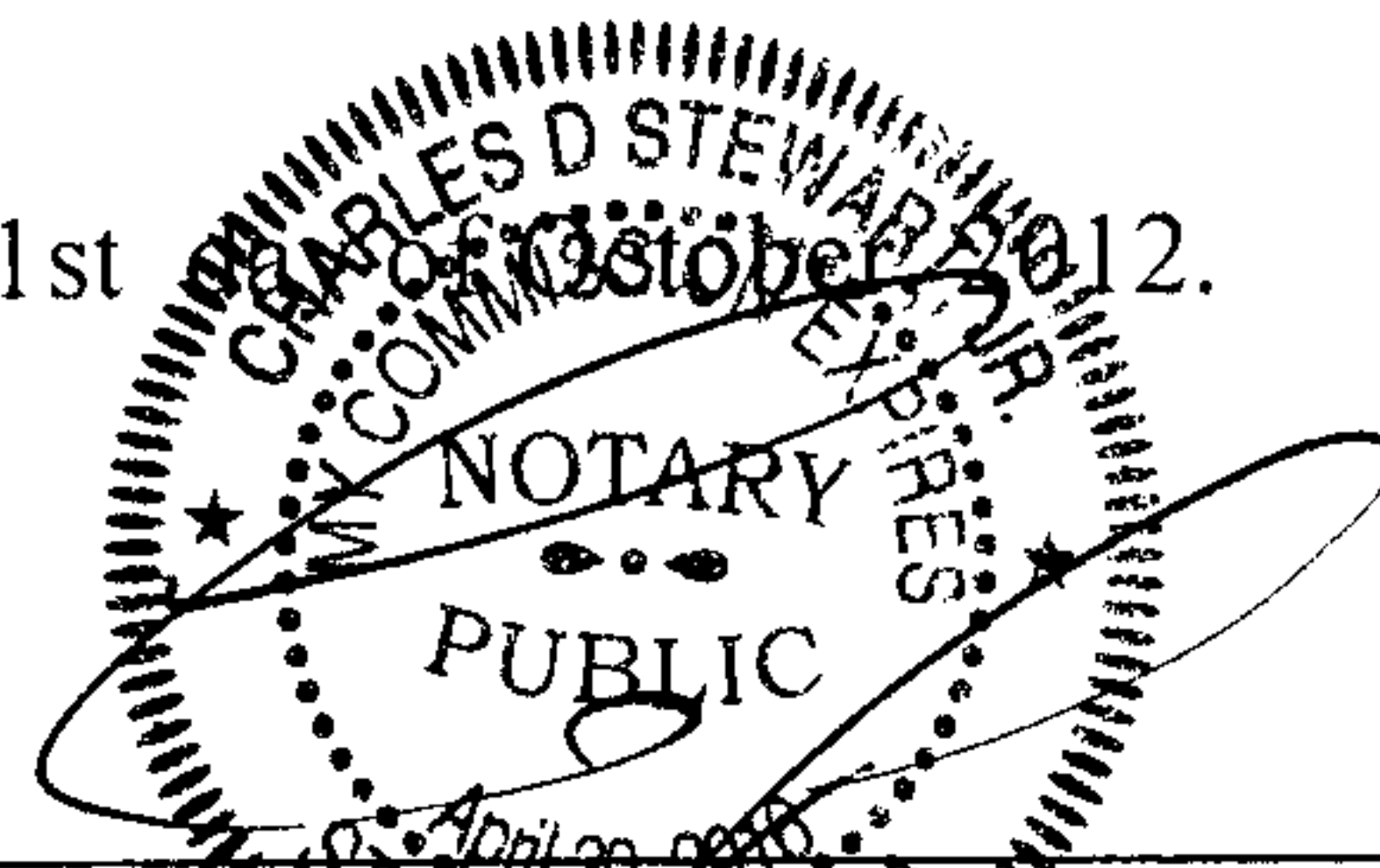
  
 VICKI LOKEY-BYRD

  
 20121105000423590 2/3 \$33.00  
 Shelby Cnty Judge of Probate, AL  
 11/05/2012 11:48:46 AM FILED/CERT

STATE OF ALABAMA  
 COUNTY OF SHELBY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that VICKI LOKEY-BYRD, 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 31st day of October, 2012.

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

C. 30-16



Real Estate Sales Validation Form

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

Grantor's Name Vicki Lakey  
Mailing Address \_\_\_\_\_  
\_\_\_\_\_

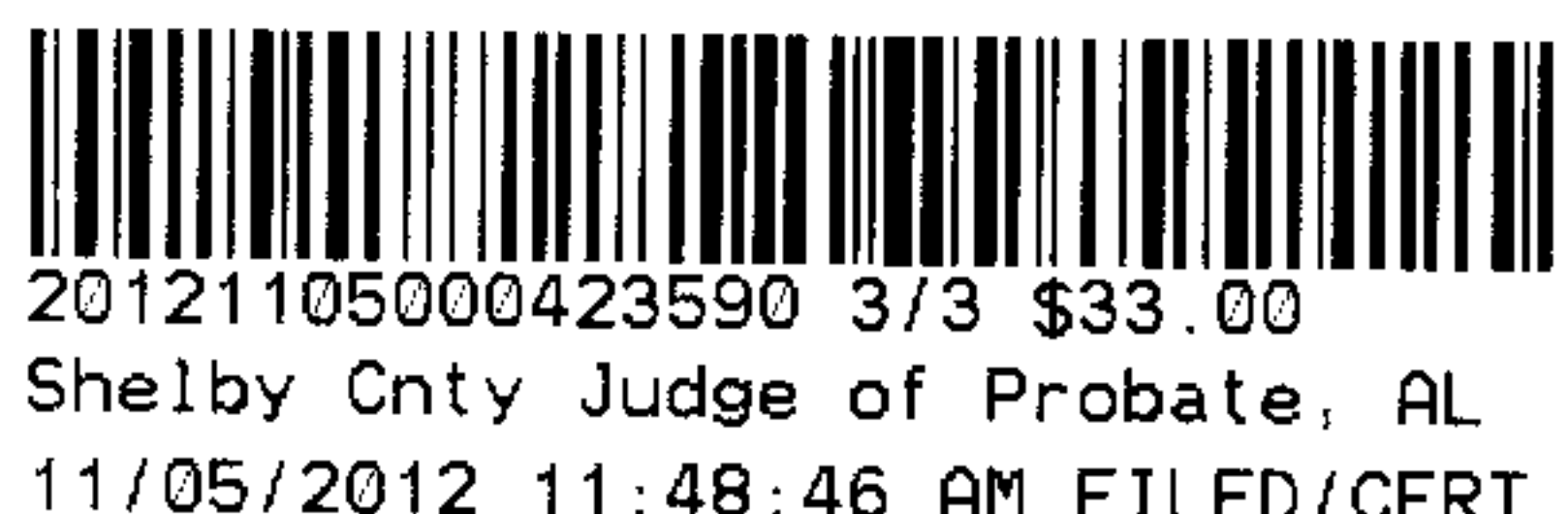
Grantee's Name Edna Jones  
Mailing Address 5127 English Turn  
Birmingham  
AL 35242

Property Address 5127 English Turn  
Birmingham  
AL  
35242

Date of Sale 10-31-12  
Total Purchase Price \$ 288,000.  
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
- Sales Contract
- Closing Statement
- Appraisal
- Other



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).

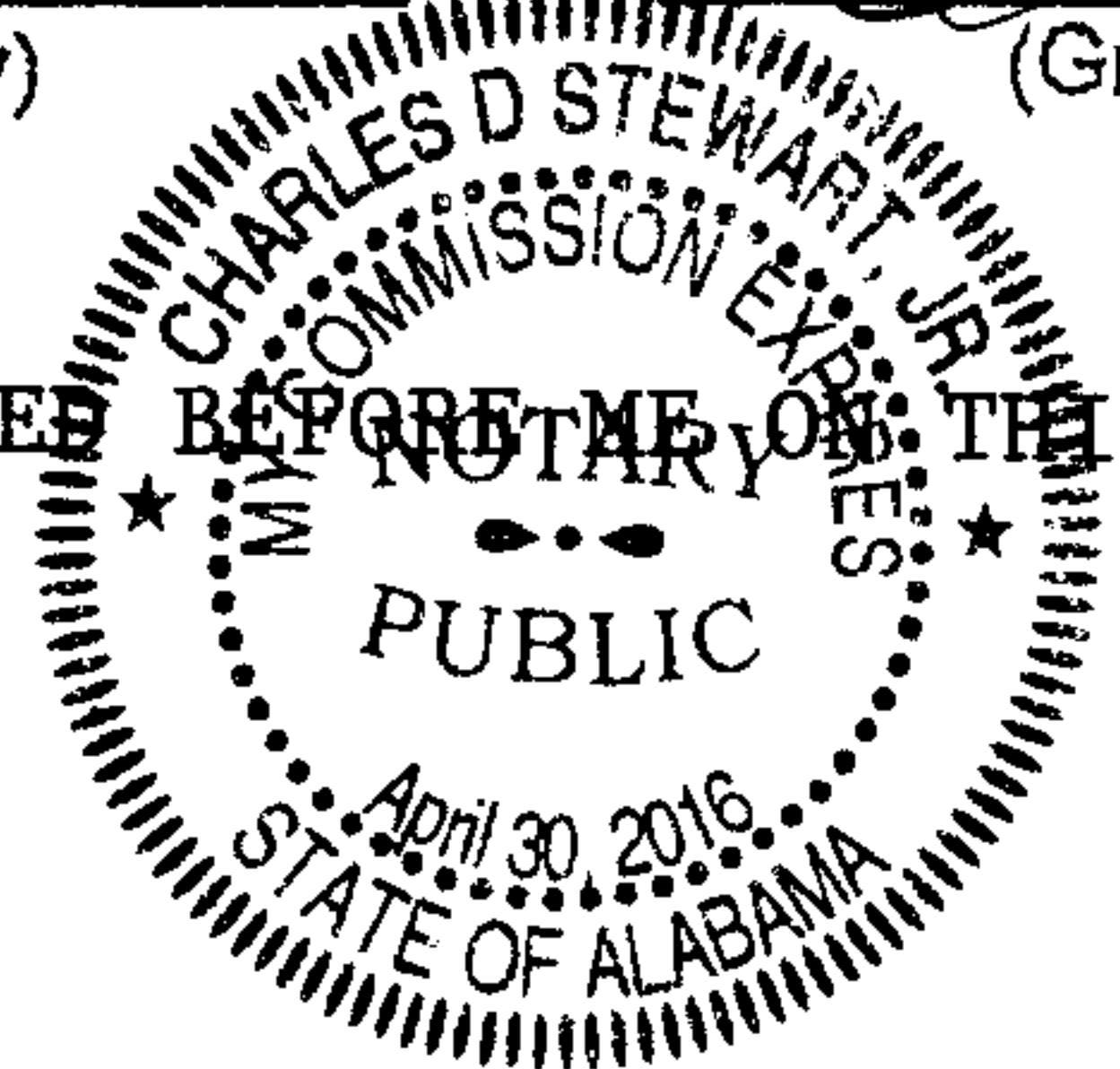
I attest, to the best of my knowledge and belief that the information contained in this document is true and accurate. I further understand that any false statements claimed on this form may result in the imposition of the penalty indicated in Code of Alabama 1975 § 40-22-1 (h).

Date 10-31-12

Print Edna J. Jones  
Sign [Signature]  
(Grantor/Grantee/Owner/Agent) circle one

Unattested \_\_\_\_\_  
(verified by)

STATE OF ALABAMA  
SWORN TO AND SUBSCRIBED  
2012.



Form RT-1  
COUNTY OF SHELBY  
THIS 31 DAY OF October,  
2012

[Signature]  
NOTARY PUBLIC