

Send tax notice to:


LYN GILBERT
1108 BERWICK ROAD
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

2012521

WARRANTY DEED


20121105000424050 1/3 \$28.50
Shelby Cnty Judge of Probate, AL
11/05/2012 12:58:00 PM FILED/CERT

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of One Hundred Ninety-Four Thousand Five Hundred and 00/100 Dollars (\$194,500.00) in hand paid to the undersigned, DANNA L. RYAN, An Unmarried Woman (hereinafter referred to as "Grantors") by LYN GILBERT (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 5, ACCORDING TO THE SURVEY OF GREYSTONE RIDGE GARDEN HOMES, AS RECORDED IN MAP BOOK 16, PAGE 31, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA; BEING SITUATED IN SHELBY COUNTY, ALABAMA.

DANNA L. RYAN IS THE SURVIVING GRANTEE OF DEED RECORDED IN INSTRUMENT NO. 1993-334856, IN THE PROBATE OFFICE OF THE SHELBY COUNTY, ALABAMA, THE OTHER GRANTEE, JOHN W. RYAN, HAVING DIED ON OR ABOUT JUNE 15, 2008.

THE PURCHASE OF THE HEREIN DESCRIBED REAL PROPERTY IS BEING FINANCED IN WHOLE OR IN PART BY THE PROCEEDS OF A PURCHASE MONEY MORTGAGE BEING EXECUTED SIMULTANEOUSLY HEREWITH.

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. ANY FACTS, RIGHTS, INTERESTS, OR CLAIMS THAT ARE NOT SHOWN BY PUBLIC RECORDS BUT THAT COULD BE ASCERTAINED BY AN INSPECTION OF THE LAND OR THAT MAY BE ASSERTED BY PERSONS IN POSSESSION OF THE LAND.
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 OF THE LAND AND NOT SHOWN BY PUBLIC RECORDS.
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. TRANSMISSION LINE PERMIT TO ALABAMA POWER COMPANY.
8. TITLE TO ALL MINERALS WITHIN AND UNDERLYING THE PROPERTY, TOGETHER WITH ALL MINING RIGHTS AND OTHER

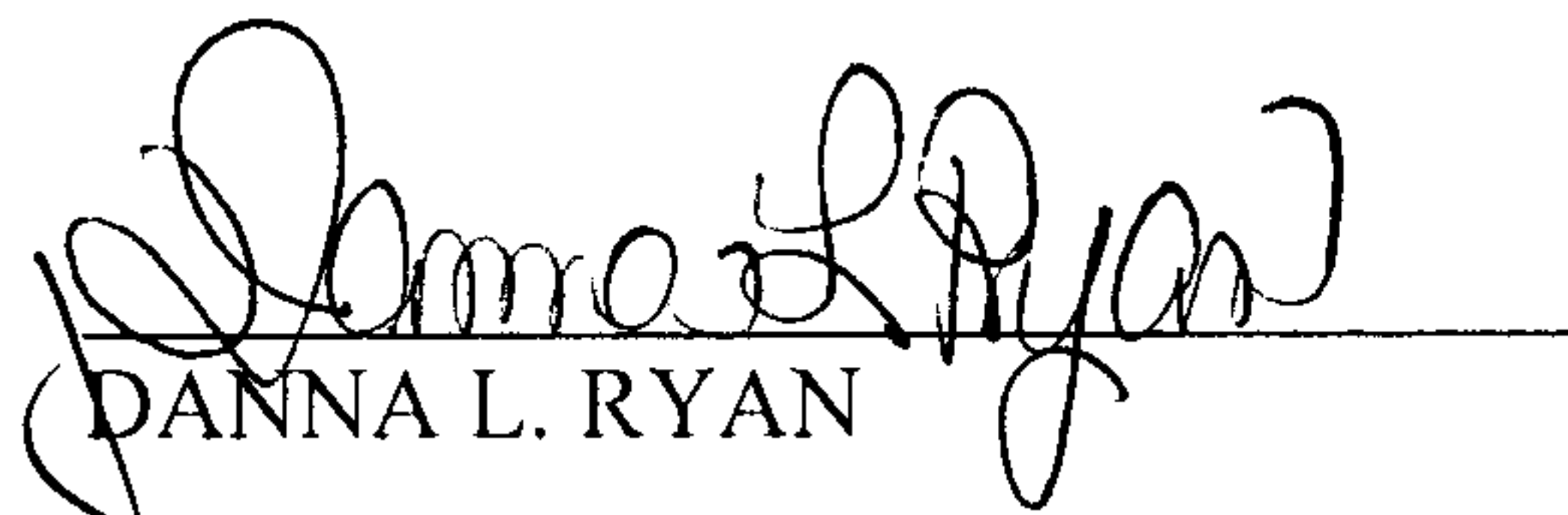
Shelby County, AL 11/05/2012
State of Alabama
Deed Tax: \$10.50


- RIGHTS, PRIVILEGES, IMMUNITIES AND RELEASE OF DAMAGES RELATING THERETO.
9. RIGHTS OF OTHERS TO USE OF HUGH DANIEL DRIVE.
 10. COVENANTS AND AGREEMENT FOR WATER SERVICE AS SET OUT IN INSTRUMENT BETWEEN DANTRACT AND SHELBY COUNTY.
 11. RESTRICTIONS, COVENANTS, CONDITIONS AND BUILDING SETBACK LINES AS SET OUT IN AMENDED RESTATED RESTRICTIVE COVENANTS.
 12. GREYSTONE MULTI-FAMILY DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS.
 13. GREYSTONE RIDGE GARDEN HOMES AND FIRST ADD. TO GREYSTONE RIDGE GARDEN HOMES DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS.
 14. RECIPROCAL EASEMENT AGREEMENT PERTAINING TO ACCESS AND ROADWAY EASEMENTS.
 15. AGREEMENT BETWEEN DANIEL OAK MOUNTAIN LIMITED PARTNERSHIP AND SHELBY COUNTY, INC.
 16. EASEMENT TO ALABAMA POWER COMPANY.
 17. BUILDING SETBACKS AS SHOWN IN DECLARATION OF GREYSTONE RIDGE COVENANTS, CONDITIONS AND RESTRICTIONS.
 18. ARTICLES OF INCORPORATION OF GREYSTONE RESIDENTAL ASSOCIATION, INC, AS RECORDED IN BOOK 042, PAGE 835.

\$184,285.00 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 25th day of October, 2012.

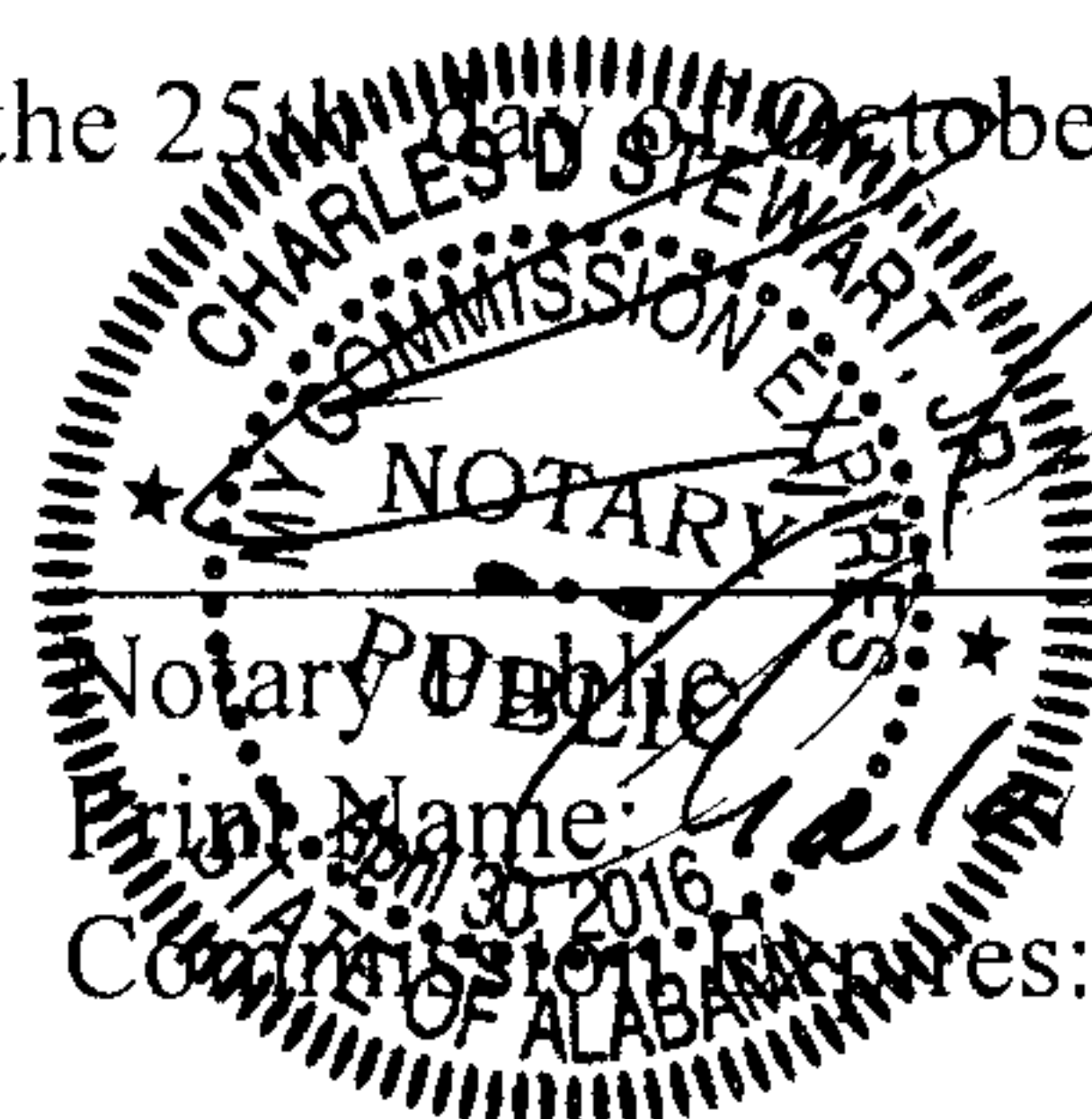

DANNA L. RYAN


20121105000424050 2/3 \$28.50
Shelby Cnty Judge of Probate, AL
11/05/2012 12:58:00 PM 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 DANNA L. RYAN, 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 25th day of October, 2012.


Notary Public
Print Name: Charles D. Stewart
Commission Expires: 10/30/2016
County of Alabama
S. Stewart, Jr.
4-30-16

Real Estate Sales Validation Form

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

Grantor's Name
Mailing Address

Dana L. Ryan

Grantee's Name
Mailing Address

Lyn Gilbert
1108 Berwick Rd.
Hoover
AL 35242

Property Address

1108 Berwick Rd.
Hoover
AL
35242

Date of Sale

10-25-12

Total Purchase Price \$

294,500.

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
☒ 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 10-25-12

Print

Lyn Gilbert

Unattested

Sign

[Signature]

(verified by)

(Grantor/Grantee/Owner/Agent) circle one

Form RT-1

STATE OF ALABAMA

SHELBY COUNTY

SWORN TO AND SUBSCRIBED BEFORE ME ON THIS 25 DAY OF October, 2012.



NOTARY PUBLIC



20121105000424050 3/3 \$28.50
Shelby Cnty Judge of Probate, AL
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