

Send tax notice to:

ALBERT R. COMAN
5565 LAKE'S EDGE DRIVE
HOOVER, 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

2012552

WARRANTY DEED


20130104000004950 1/3 \$400.50
Shelby Cnty Judge of Probate, AL
01/04/2013 09:59:25 AM FILED/CERT

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of Three Hundred Eighty-Two Thousand Five Hundred and 00/100 Dollars (\$382,500.00) in hand paid to the undersigned, RICHARD E. DAY and EMILY SUSAN DAY, Husband and Wife (hereinafter referred to as "Grantors") by ALBERT R. COMAN and JANE B. COMAN (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 16, ACCORDING TO THE AMENDED FINAL RECORD PLAT OF GREYSTONE FARMS LAKE'S EDGE SECTOR, AS RECORDED IN MAP BOOK 21, PAGE 79, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.

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. TITLE TO ALL MINERALS WITHIN AND UNDERLYING THE PREMISES, TOGETHER WITH ALL MINING RIGHTS AND THER RIGHTS, PRIVILEGES AND IMMUNITIES RELATING THERETO, INCLUDING RELEASE OF DAMAGES.
3. TERMS, PROVISIONS, COVENANTS, CONDITIONS, RESTRICTIONS, EASEMENTS, CHARGES, ASSESSMENTS AND LIENS.
4. RESERVATIONS OF MINERAL AND MINING RIGHTS IN THE INSTRUMENT RECORDED IN DEED BOOK 121, PAGE 194 AND DEED BOOK 60, PAGE 260 TOGETHER WITH THE APPURTENANT RIGHT TO USE THE SURFACE. THE COMPANY MAKES NO REPRESENTATION AS TO THE PRESENT OWNERSHIP OF THIS INTEREST.
5. RESTRICTIONS, LIMITATIONS AND CONDITION AS SET OUT IN MAP BOOK 20, PAGE 106 AND MAP BOOK 20, PAGE 79.
6. EASEMENT TO BELL SOUTH COMMUNICATIONS AS SHOWN BY INSTRUMENT RECORDED IN INST. NO. 1995-7422.
7. AMENDED AND RESTATED RESTRICTIVE COVENANTS INCLUDING BUILDING SETBACK LINES AND SPECIFIC PROVISIONS FOR DENSE BUFFER ALONG HUGH DANIEL DRIVE, ALL IS SET OUT IN INSTRUMENT RECORDED IN REAL 265, PAGE 96, IN THE PROBATE OFFICE, AND WHICH SAID BUILDING SETBACK LINES AND DENSE BUFFER ARE SHOWN ON SURVEY OF PARAGON ENGINEERING, INC., DATE 7/14/94.
8. SHELBY CABLE AGREEMENT RECORDED IN REAL 50, PAGE 545.
9. COVENANTS AND AGREEMENT FOR WATER SERVICE AS SET OUT IN AGREEMENT RECORDED IN REAL BOOK 235, PAGE 574 AS MODIFIED BY AGREEMENT RECORDED AS INST. NO. 1992-20786 AS FURTHER MODIFIED BY AGREEMENT RECORDED AS INST. NO. 1993-20840.

Shelby County, AL 01/04/2013
State of Alabama
Deed Tax: \$382.50

10. RIGHT OF WAY FROM DANIEL OAK MOUNTAIN LIMITED TO SHELBY COUNTY RECORDED ON JULY 13, 1994 AS INST. NO., 1994-21963.
11. DEVELOPMENT AGREEMENT BETWEEN DNIEL OAK MOUNTAIN LIMITED PARTNERSHIP0, GREYSTONE RESIDENTIAL ASSOCIATION, INC., GREYSTONE RIDGES, INC. AND UNITED STATES FIDELITY AND GUARANTY COMPANY AS INST. NO. 1994-22318 AND FIRST AMENDEMENT RECORDED IN INST. NO. 1996T-0530 AND 2ND AMENDMENT RECORDED IN INST. NO. 1998-16170 IN PROBATE OFFICE.
12. GREYSTONE FARMS RECIPROCAL BASEMENT AGREEMENT AS SET OUT AS INST. NO. 1995-16400.
13. GREYSTONE FARMS COMMUNITY CENTER PROPERTY DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS RECORDED AS INST. NO. 1995-16403.
14. RELEASE OF DAMAGES AS SET FOR TH IN DOCUMENT RECORDED IN INST. NO. 1998-21386.

\$ -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 Grantees, 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 19th day of November, 2012.

Richard E. Day by and through his attorney in fact - Thomas G. Dingle

RICHARD E. DAY

BY AND THROUGH HIS ATTORNEY IN FACT,
THOMAS G. DINGLEDY

Emily Susan Day by and through her attorney in fact - Thomas G. Dingle

EMILY SUSAN DAY

BY AND THROUGH HER ATTORNEY IN
FACT, THOMAS G. DINGLEDY

State of Alabama
County of Shelby


20130104000004950 2/3 \$400.50
Shelby Cnty Judge of Probate, AL
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I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that , Thomas G. Dingle, whose name as Agent and Attorney in Fact for RICHARD E. DAY and EMILY SUSAN DAY 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 RICHARD E. DAY and EMILY SUSAN DAY on the day the same bears date.

Given under my hand and official seal this the 19th day of November, 2012.

[Signature]

Notary Public



20130104000004950 3/3 \$400.50
Shelby Cnty Judge of Probate, AL
01/04/2013 09:59:25 AM FILED/CERT

CHARLIE STEWART ATTY Fax:2054379363

Jan 4 2013 07:28am P002/002

Real Estate Sales Validation Form

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

Grantor's Name Richard Day Grantee's Name Albert Conner
Mailing Address 3389 Edgewater Park Mailing Address 5565 Lakes Edge Dr.
The Village, Florida Hoover
32167 AL 35242

Property Address 5565 Lakes Edge Dr. Date of Sale 11-19-12
Hoover Total Purchase Price \$ 382,500.
AL or
35242 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 11-19-12

Print Albert Conner

Unattested

(verified by)

Sign Albert Conner

(Grantor/Grantee/Owner/Agent) circle one

Form RT-1

STATE OF ALABAMA

COUNTY OF SHELBY

SWORN TO AND SUBSCRIBED BEFORE ME ON THIS 19 DAY OF November, 2012.

NOTARY PUBLIC