

Send tax notice to:

DOROTHY S. PARSONS
7423 S. BISHOPS ROCK
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

2012645

WARRANTY DEED


20130110000014930 1/4 \$248.00
Shelby Cnty Judge of Probate, AL
01/10/2013 02:48:57 PM FILED/CERT

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of Four Hundred Ninety-Five Thousand and 00/100 Dollars (\$495,000.00) in hand paid to the undersigned, J. WILLIAM MATHEWS and TAMARA L. MATHEWS, Husband and Wife (hereinafter referred to as "Grantors") by DOROTHY S. PARSONS (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 28, ACCORDING TO THE SURVEY OF GREYSTONE, 7TH SECTOR, PHASE IV, AS RECORDED IN MAP BOOK 21, PAGE 38 A & B, 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. 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 COMPLETE 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.
8. SUCH STATE OF FACTS AS SHOWN ON THE PLAT OF GREYSTONE, 7TH SECTOR, PHASE IV, AS RECORDED IN MB 21, PG 38 A & B, IN SHELBY COUNTY, ALABAMA.
9. TERMS, PROVISIONS, COVENANTS, CONDITIONS, RESTRICTIONS, EASEMENTS, CHARGES, ASSESSMENTS AND LIENS PROVIDED FOR IN THE COVENANTS, CONDITIONS AND RESTRICTIONS.
10. AMENDED AND RESTATED RESTRICTIVE COVENANTS AS SET OUT IN INSTRUMENT RECORDED IN REAL BOOK 265, PG. 96.
11. TRANSMISSION LINE PERMIT TO ALABAMA POWER CO. AS RECORDED IN DEED BOOK 207, PG 223 AND INSTRUMENT NO. 1994-1193.
12. RIGHTS OF OTHERS TO USE OF HUGH DANIEL DRIVE AND GREYSTONE DRIVE, AS DESCRIBED IN INSTRUMENT RECORDED IN DEED BOOK 301, PAGE 799.

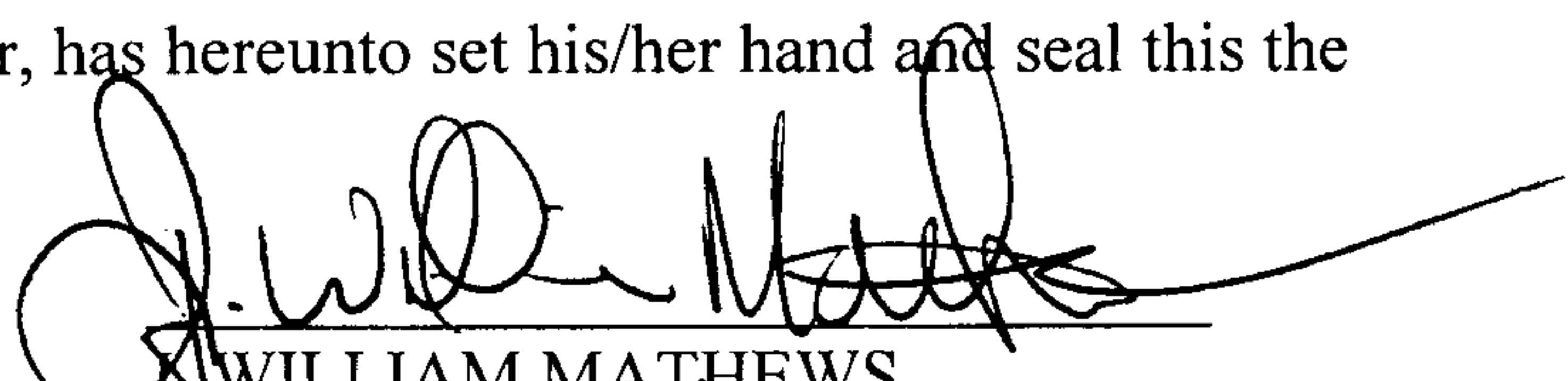
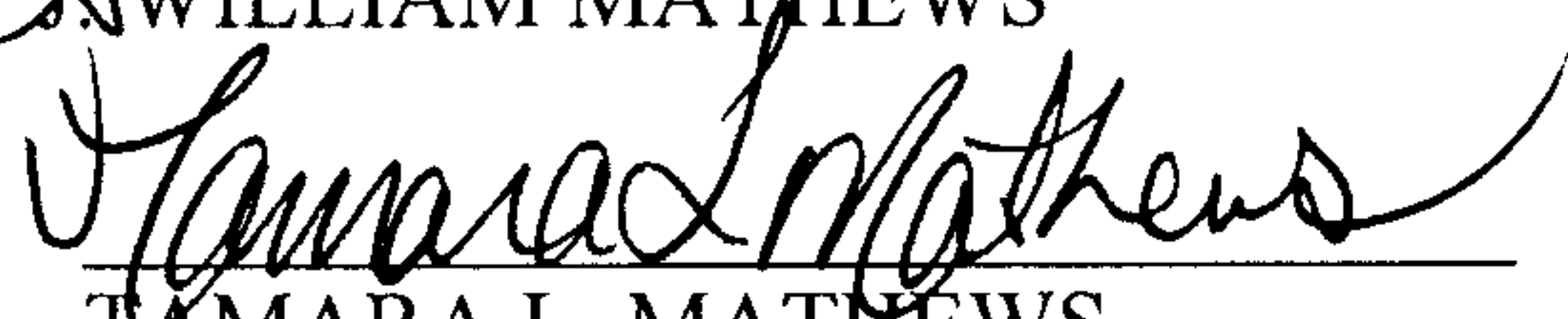
13. COVENANTS AND AGREEMENT FOR WATER SERVICES, AS SET OUT IN INSTRUMENT RECORDED IN REAL BOOK 235, PG 574.
14. RECIPROCAL EASEMENT AGREEMENT PERTAINING TO ACCESS AND ROADWAY EASEMENTS, AS SET OUT IN REAL BOOK 312, PAG 274 AND AS AMENDED BY REAL BOOK 317, PAGE 253.
15. TITLE TO ALL OIL, GAS AND MINERALS 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 DAMAGE TO PERSONS OR PROPERTY AS A RESULT OF THE EXERCISE OF SUCH RIGHTS AS RECORDED IN DEED BOOK 40, PAGE 332 AND DEED BOOK 57, PAGE 584, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.
16. RESTRICTIONS AS SHOWN IN DEED RECORDED IN INST. NO. 1995-29164 IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.
17. RELEASE OF LIABILITY AS SHOWN IN DEED RECORDED IN INST. NO. 1995-29164 IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.
18. AMENDED PLANNED UNIT DEVELOPMENT PLAN AS RECORDED IN INSTR. NO. 1996-31891 IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.
19. DECLARATION OF WATERSHED PROTECTIVE COVENANTS RECORDED IN INSTRU. NO. 2000-17644 IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA AND IN INSTRU. NO. 200006/5078, IN THE PROBATE OFFICE OF JEFFERSON COUNTY, ALABAMA; FIRST AMENDMENT TO DECLARATION OF WATERSHED PROTECTIVE COVENANTS RECORDED IN INSTRUMENT NO. 2002100200476370, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA, AND IN INSTRU. NO. 200213/3404, IN THE PROBATE OFFICE OF JEFFERSON COUNTY, ALABAMA.
20. EASEMENT AGREEMENT RECORDED IN INSTRU. NO. 20040102000001570 IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.
21. ALL RIGHTS IN AND TO THE GREYSTONE RESIDENTIAL ASSOCIATION, INC., AN ALABAMA NONPROFIT CORPORATION, AS SET OUT IN DEED RECORDED IN INSTRUMENT NO. 20040123000039510, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.
22. LICENCE AGREEMENT AND EASEMENT RECORDED IN INSTRUMENT NO. 2002-7857, IN SAID PROBATE OFFICE.

\$268,000.00 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 2nd day of January, 2013.


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Shelby Cnty Judge of Probate, AL
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WILLIAM MATHEWS

TAMARA L. MATHEWS

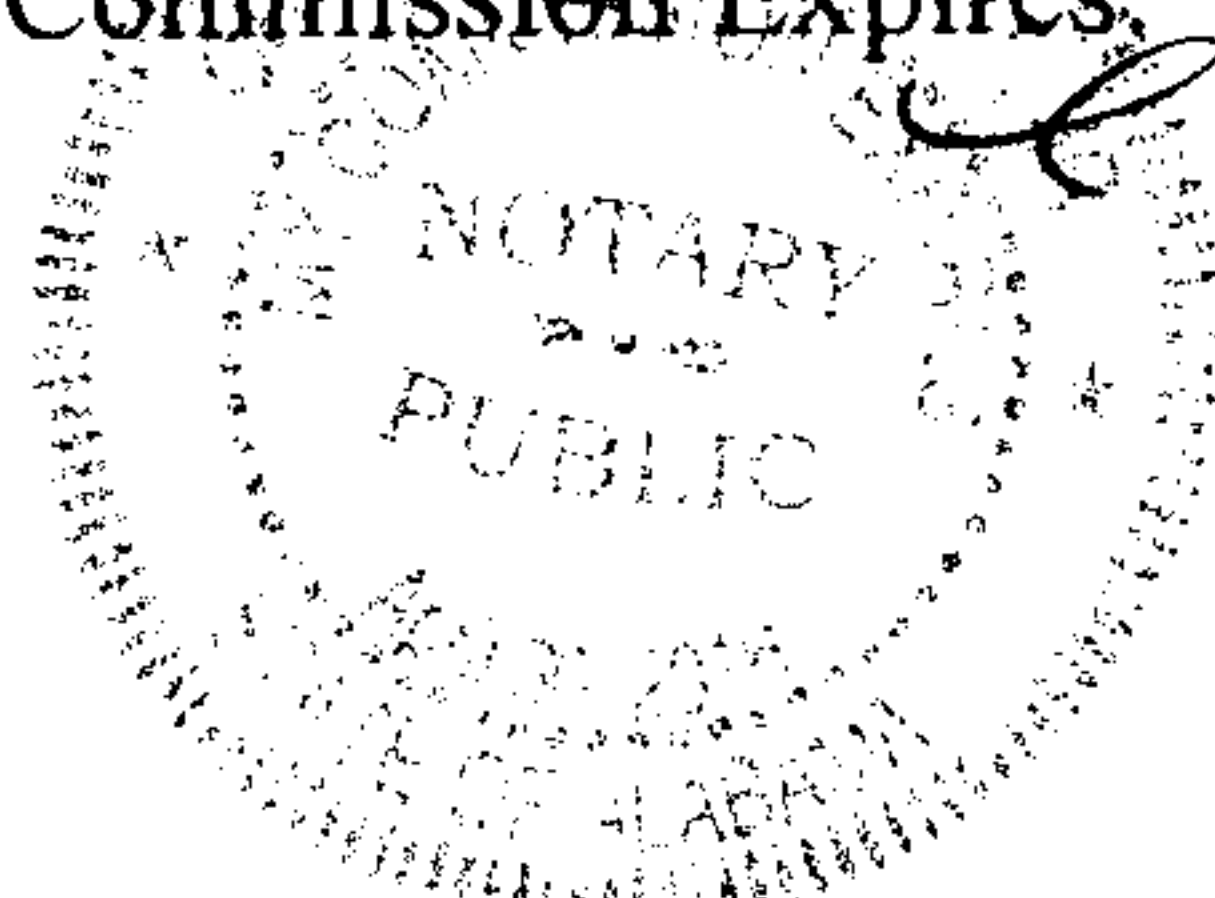
STATE OF ALABAMA
COUNTY OF SHELBY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that J. WILLIAM MATHEWS and TAMARA L. MATHEWS, 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 2nd day of January, 2013.

20130110000014930 3/4 \$248.00
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Notary Public
Print Name: *Charles J. Stewart Jr*
Commission Expires: *2016*

A circular notary seal for Charles J. Stewart Jr, Notary Public, State of Alabama. The seal contains the text "NOTARY PUBLIC" and "STATE OF ALABAMA".

Real Estate Sales Validation Form

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

Grantor's Name J William Matthews
Mailing Address Tamara L Matthews
3011 Eagle Ridge Lane
Birmingham AL 35244

Grantee's Name Dorothy S Parsons
Mailing Address 7423 S Bishop's Rock
Birmingham AL 35242

Property Address 7423 S Bishop's Rock
Birmingham AL 35242

Date of Sale 1-2-13

Total Purchase Price \$ 495,000

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 1-2-13

Print J William Matthews

Unattested

Sign [Signature]
(Grantor/Grantee/Owner/Agent) circle one

Sworn to and subscribed before me this the 2nd day of January, 2013

Form RT-1

Notary Public



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