

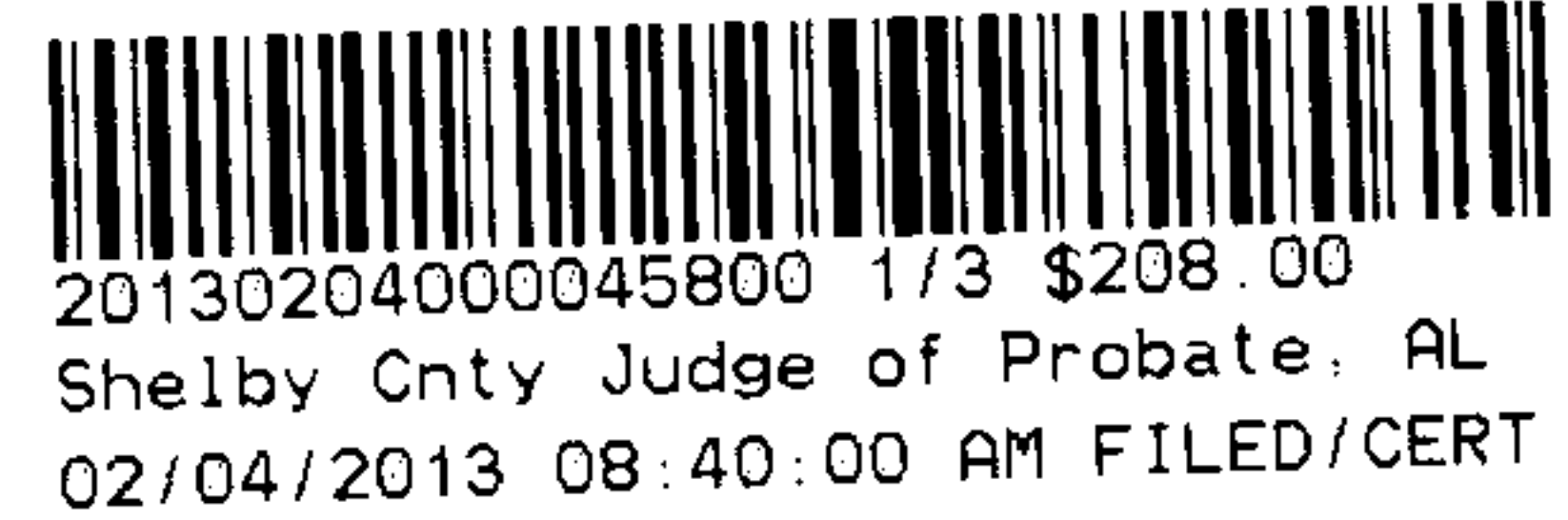
This Instrument Prepared By:

C. Ryan Sparks, Attorney
2635 Valleydale Road, Suite 200
Birmingham, Alabama 35244
DIRECT: 205-215-8433

Send Tax Notice To Grantees Address:

Tina Y. Frazier
513 Seven Oaks Park
Birmingham, Alabama 35242

WARRANTY DEED



**STATE OF ALABAMA
COUNTY OF SHELBY**

KNOW ALL MEN BY THESE PRESENTS,

That for and in consideration of **ONE HUNDRED NINETY THOUSAND AND NO/100 (\$190,000.00) DOLLARS**, and other good and valuable consideration, this day in hand paid to the undersigned GRANTOR **DAVID L. POPE, AS TRUSTEE FOR WILLIE J. POPE**, an unmarried person, (herein referred to as "Grantor"), in hand paid by the Grantee herein, the receipt whereof is hereby acknowledged, the Grantor does hereby give, grant, bargain, sell and convey unto the GRANTEE, **TINA Y. FRAZIER**, (herein referred to as "Grantee"), Grantee's heirs and assigns, all of the Grantor's interest in the following-described Real Estate situated in, **SHELBY COUNTY, ALABAMA**, to wit:

Lot 29, according to the Survey of The Glen at Greystone, Sector Three, as recorded in Map Book 16, Page 79, in the Probate Office of Shelby County, Alabama.

Subject to:

1. General and special taxes or assessments for the year 2013 and subsequent years not yet due and payable.
2. Municipal improvements, taxes, assessments, and fire district dues against subject property, if any.
3. Mineral and mining rights not owned by Grantor.
4. Any applicable zoning ordinances.
5. Easements, encroachments, building set back lines, rights-of-ways as shown of record by recorded plat or other recorded instrument, including any amendments thereto.
6. All matters, facts, easements, restrictions, assessments, covenants, agreements and all other terms and provisions in Map Book 16, Page 79.
7. Building setback line of 20 feet reserved from Seven Oaks Park as shown by plat.
8. Public utility easements as shown by recorded plat.
9. Title to all minerals within and underlying the premises, together with all mining rights and other rights, privileges and immunities relating thereto, including rights set out in Deed Book 121, Page 294 and Deed Book 60, Page 260 in Probate Office.
10. Rights of others to use of Hugh Daniel Drive as described in Instrument recorded in Deed Book 301, Page 799 in Probate Office.
11. Covenant and Agreement for Water Service, as set out in agreement recorded in Real 235, Page 574 in Probate Office.
12. Amended and Restated restrictive covenants as set out in Instrument recorded in Real 265, Page 96 in Probate Office.

13. Greystone Close' Development Declaration of Covenants, Conditions and Restrictions as recorded in Real 346, Page 873; and First Amendment as recorded in Real 380, Page 635 in Probate Office.
14. Greystone Close' Developmental Reciprocal Easement Agreement which gives access to certain cross -easements and Hugh Daniel Drive and provides for certain assessments for maintenance of the same as recorded in Real 846, Page 848; and First Amendment as recorded in Real 380, Page 639, in Probate Office.

TO HAVE AND TO HOLD, the tract or parcel of land above described together with all and singular the rights, privileges, tenements, appurtenances, and improvements unto the said Grantee, Grantee's heirs and assigns forever.

AND SAID GRANTOR, for said GRANTOR, GRANTOR's heirs, successors, executors and administrators, covenants with GRANTEE, and with GRANTEE'S heirs and assigns, that GRANTOR is lawfully seized in fee simple of the said Real Estate; that said Real Estate is free and clear from all liens and encumbrances, except as hereinabove set forth, and except for taxes due for the current and subsequent years, and except for any restrictions pertaining to the Real Estate of record in the Probate Office of **SHELBY COUNTY**; and that GRANTOR will, and GRANTOR's heirs, executors and administrators shall, warrant and defend the same to said GRANTEE, and GRANTEE'S heirs and assigns, forever against the lawful claims of all persons.

IN WITNESS WHEREOF, the said Grantor has hereunto set Grantor's hands and seals on this day of January 31, 2013.

GRANTOR:


David L. Pope, as Trustee for Willie J. Pope

**STATE OF ALABAMA
COUNTY OF SHELBY**

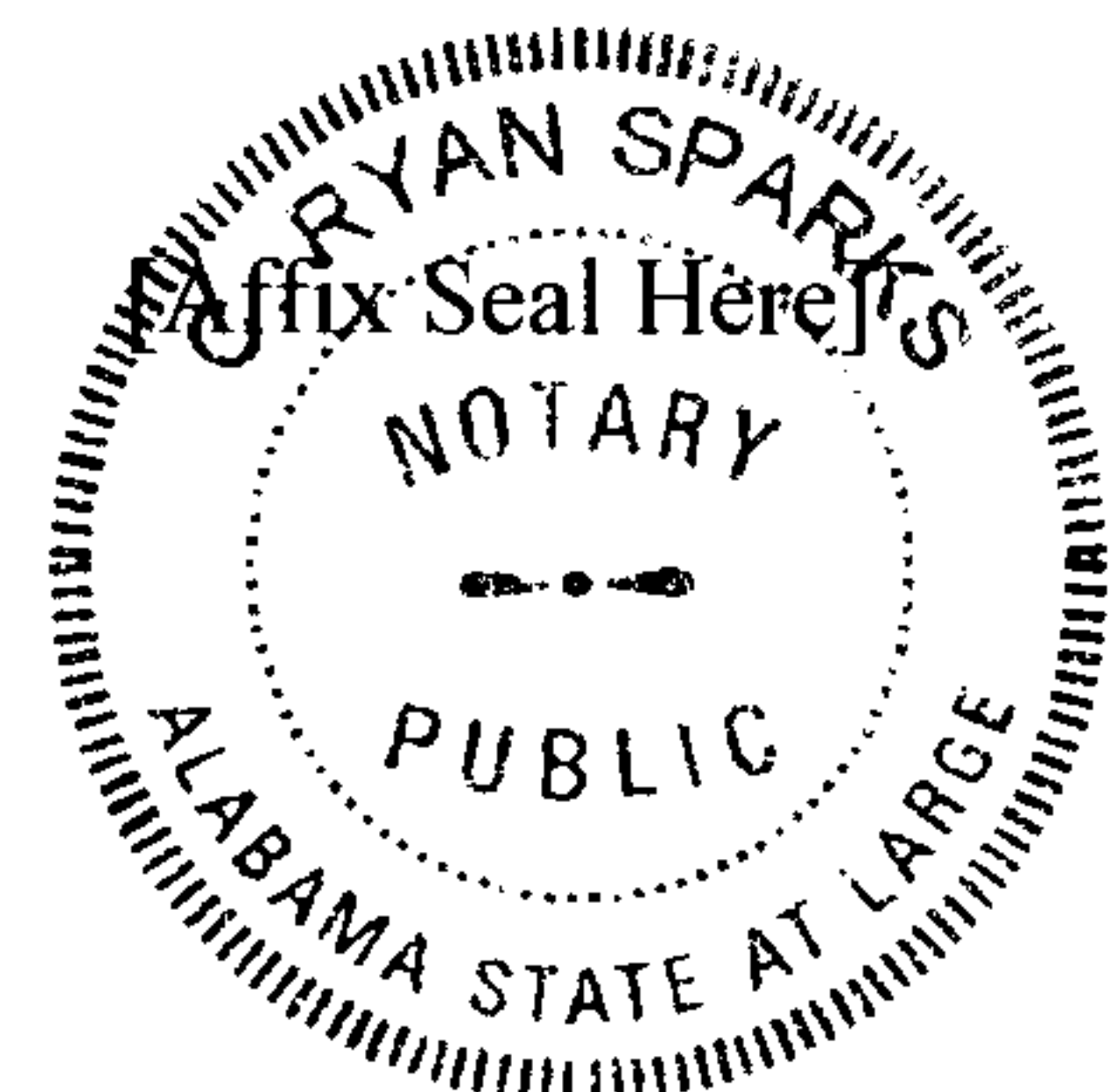
I, the undersigned, a Notary Public, in and for said State and County, do hereby certify that David L. Pope, as Trustee for Willie J. Pope, whose name is signed to the above and foregoing conveyance, and who is known to me, acknowledged before me on this day that, being informed of the contents of this instrument, David L. Pope, as Trustee for Willie J. Pope executed the same voluntarily on the day the same bears date.

IN WITNESS WHEREOF, the said Grantor has hereunto set Grantor's hands and seals on this day of January 31, 2013.


C. Ryan Sparks, Notary Public

My Commission Expires: December 14, 2015


20130204000045800 2/3 \$208.00
Shelby Cnty Judge of Probate, AL
02/04/2013 08:40:00 AM FILED/CERT



Real Estate Sales Validation Form

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

Grantor's Name DAVID L POPE, AS TRUSTEE
Mailing Address For Willie J Pope
513 Seven Oaks Park
Birmingham AL 35242

Grantee's Name TINA V FRAZIER
Mailing Address 513 Seven Oaks Park
Birmingham AL 35242

Property Address 513 Seven Oaks Park
Birmingham AL 35242

Date of Sale 1/31/13
Total Purchase Price \$ 190,000



20130204000045800 3/3 \$208.00
Shelby Cnty Judge of Probate, AL
02/04/2013 08:40:00 AM FILED/CERT

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 _____

Print C RYAN SPANGL

Unattested

Sign [Signature]

(verified by)

(Grantor/Grantee/Owner/Agent) circle one

Form RT-1