

Send tax notice to:

DAVID TAYLOR
6058 MILL CREEK DRIVE
HOOVER, 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

2013033



20130207000054520 1/3 \$218.00
Shelby Cnty Judge of Probate, AL
02/07/2013 08:52:58 AM FILED/CERT

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of Two Hundred Thousand and 00/100 Dollars (\$200,000.00) in hand paid to the undersigned, LORA LEIGH NUNNELLEY and WILLIAM J. WAITES, Wife and Husband (hereinafter referred to as "Grantors") by DAVID TAYLOR (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 87, ACCORDING TO THE SURVEY OF THE FINAL RECORD PLAT OF GREYSTONE FARMS, MILL CREEK SECTOR, PHASE 1, AS RECORDED IN MAP BOOK 22, PAGE 25, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.

Shelby County, AL 02/07/2013
State of Alabama
Deed Tax: \$200.00

SUBJECT TO:

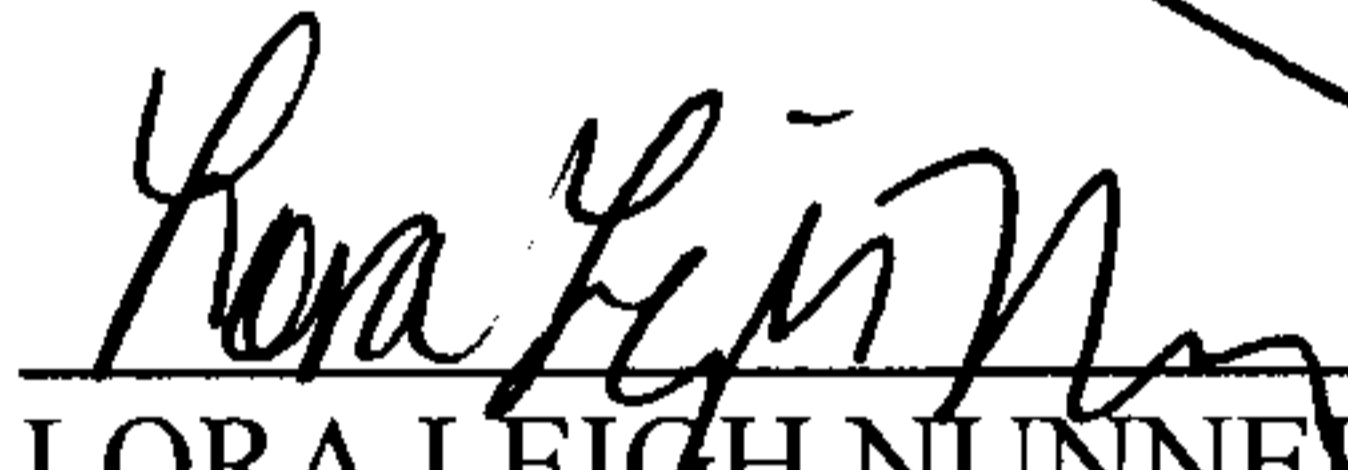
1. TAXES FOR THE YEAR BEGINNING OCTOBER 1, 2012 WHICH CONSTITUTES A LIEN BUT ARE NOT YET DUE AND PAYABLE UNTIL OCTOBER 1, 2013.
2. RIGHTS OR CLAIMS OF PARTIES IN POSSESSION NOT SHOWN BY PUBLIC RECORDS.
3. EASEMENTS OR CLAIMS THEREOF, WHICH ARE NOT SHOWN BY PUBLIC RECORDS.
4. ANY ENCROACHMENT, ENCUMBRANCE, VIOLATION, VARIATION, OR ADVERSE CIRCUMSTANCES AFFECTING TITLE THAT WOULD BE DISCLOSED BY AN ACCURATE AND COMPLETE LAND SURVEY.
5. ANY LIEN, OR RIGHT TO A LIEN, FOR SERVICES, LABOR OR MATERIAL IMPOSED BY LAW AND NOT SHOWN BY PUBLIC RECORD.
6. MUNICIPAL IMPROVEMENTS, TAXES, ASSESSMENTS AND FIRE DISTRICT DUES AGAINST SUBJECT PROPERTY, IF ANY.
7. TITLE TO ALL OIL, GAS AND MINERALS WITHIN AND UNDERLYING THE PREMISES, TOGETHER WITH ALL OIL AND MINING RIGHTS AND OTHER RIGHTS.
8. BUILDING SETBACK LINES AS SHOWN BY RESTRICTIONS AS RECORDED IN INST. NO. 1995-16401 AND 1ST AMENDMENT RECORDED IN INST. NO. 1995-1432 AND 2ND AMENDMENT RECORDED AS INST. NO. 1996-21440 AND MAP BOOK 22, PG 25.
9. PUBLIC EASEMENTS AS SHOWN BY RECORDED PLAT.
10. SUBJECT TO COVENANTS, CONDITIONS AND RESTRICTIONS.
11. RESTRICTIONS, LIMITATIONS AND CONDITIONS AS SET OUT IN MAP BOOK 22, PAGE 25.
12. EASEMENT TO BELLSOUTH COMMUNICATIONS AS RECORDED IN INST. NO. 1995-7422, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.
13. AMENDED AND RESTATED RESTRICTIVE COVENANTS INCLUDING BUILDING SETBACK LINES AND SPECIFIC PROVISIONS FOR

- DENSE BUFFER ALONG HUGH DANIEL DRIVE, ALL AS SET OUT IN INSTRUMENT RECORDED IN REAL 265, PG 96.
14. SHELBY CABLE AGREEMENT AS RECORDED IN REAL 350, PAGE 545.
 15. COVENANTS AND AGREEMENT FOR WATER SERVICE AS SET OUT IN AN AGREEMENT RECORDED IN REAL BOOK 235, PAGE 574 AS MODIFIED BY AGREEMENT RECORDED AS INSTRUMENT NO. 1992-20786 AS FURTHER MODIFIED BY AGREEMENT RECORDED AS INST. NO. 1993-20840.
 16. RIGHT OF WAY GRANTED TO SHELBY COUNTY AS SET FORTH IN INST. NO. 1994-21963 IN THE OFFICE OF THE JUDGE OF PROBATE OF SHELBY COUNTY, ALABAMA.
 17. DEVELOPMENT AGREEMENT BETWEEN DANIEL OAK MOUNTAIN LIMITED PARTNERSHIP, GREYSTONE RESIDENTIAL ASSOCIATION, INC. GREYSTONE RIDGE AND UNITED STATES FIDELITY AND GUARANTY COMPANY AS RECORDED IN INST. NO. 1994-22318 AND 1ST AMENDMENT RECORDED IN INST. NO. 1996-0530.

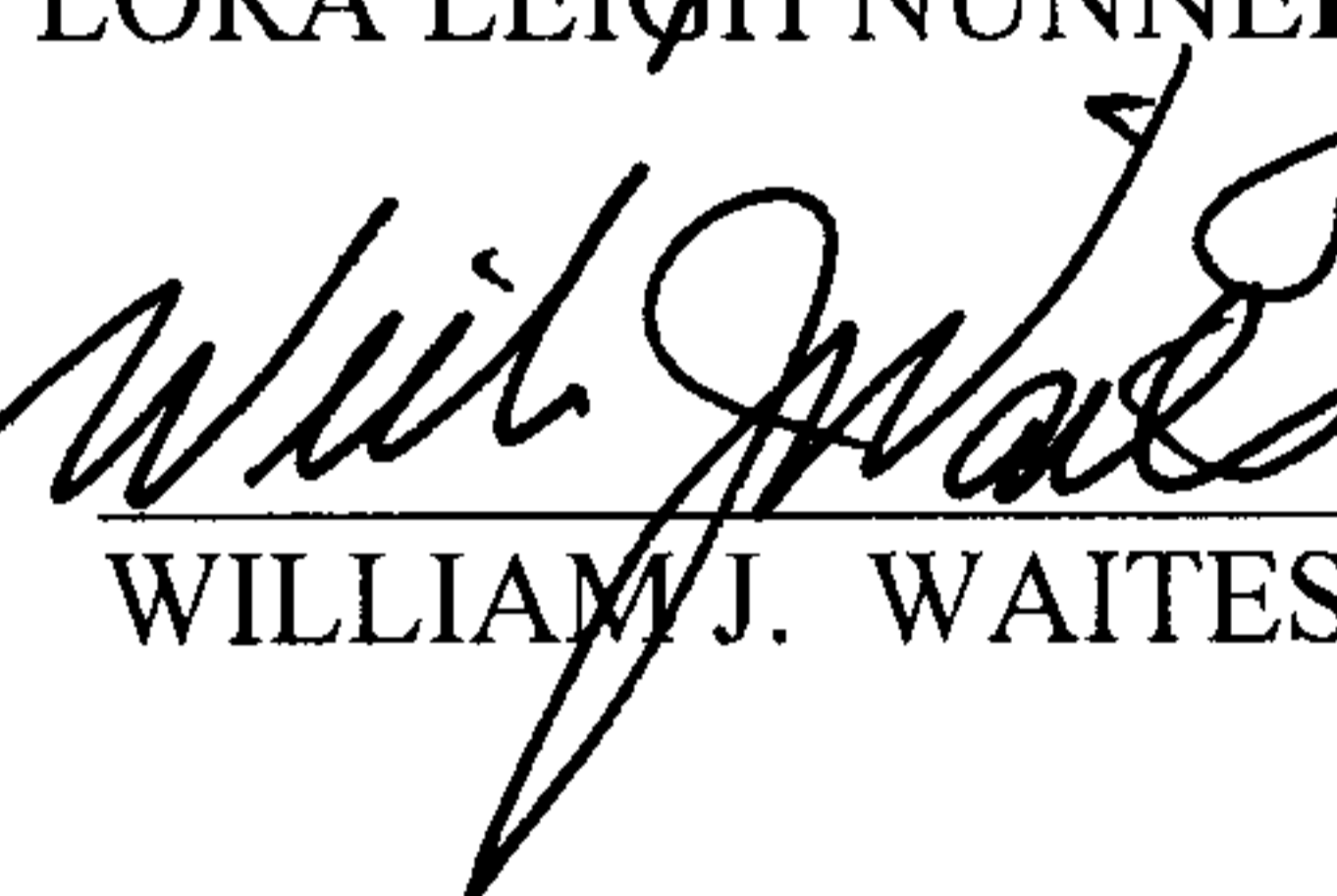
\$ -0- OF THE CONSIDERATION AS WAS PAID FROM THE PROCEEDS OF A MORTGAGE LOAN.

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 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 January, 2013.



 LORA LEIGH NUNNELLEY



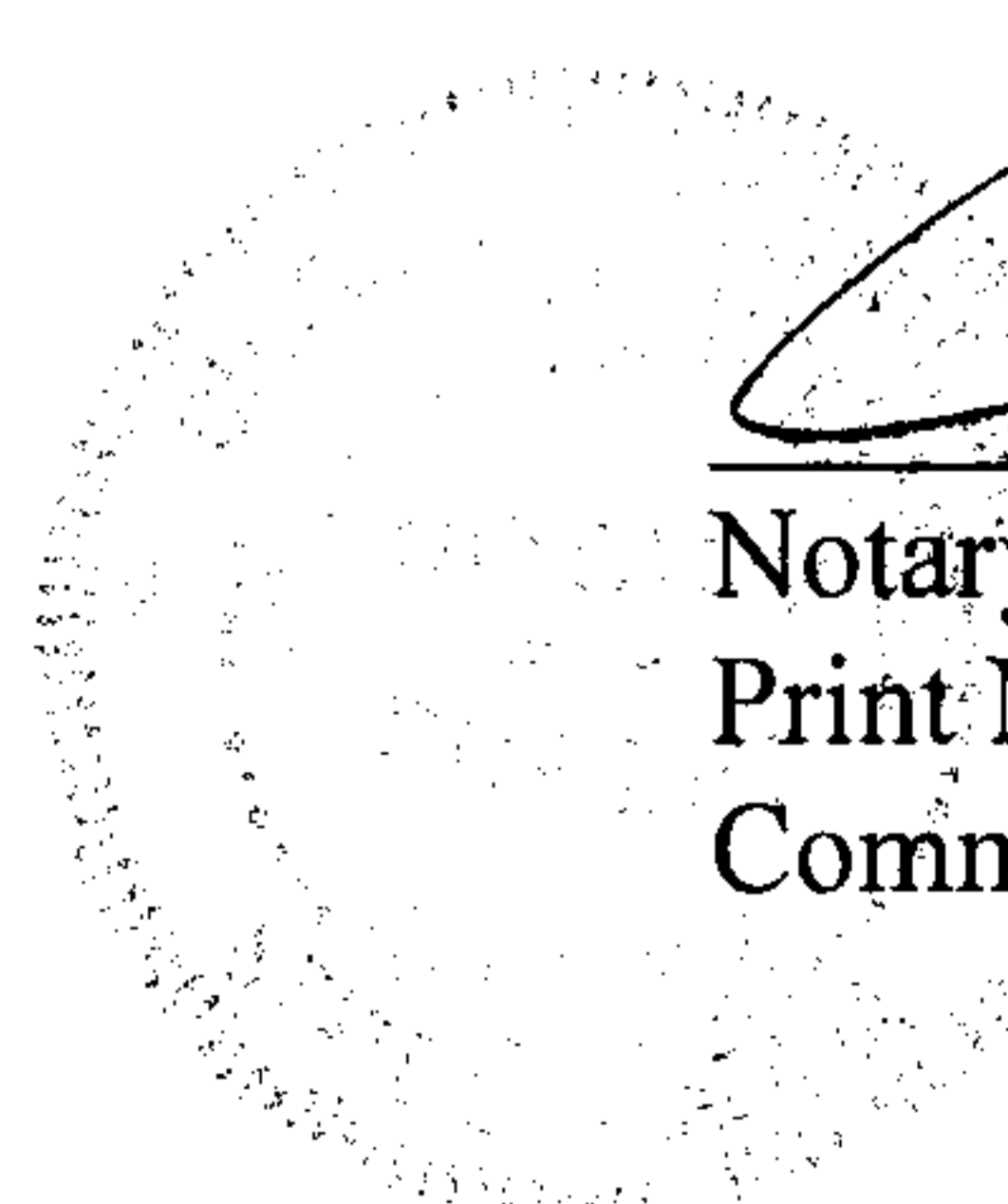
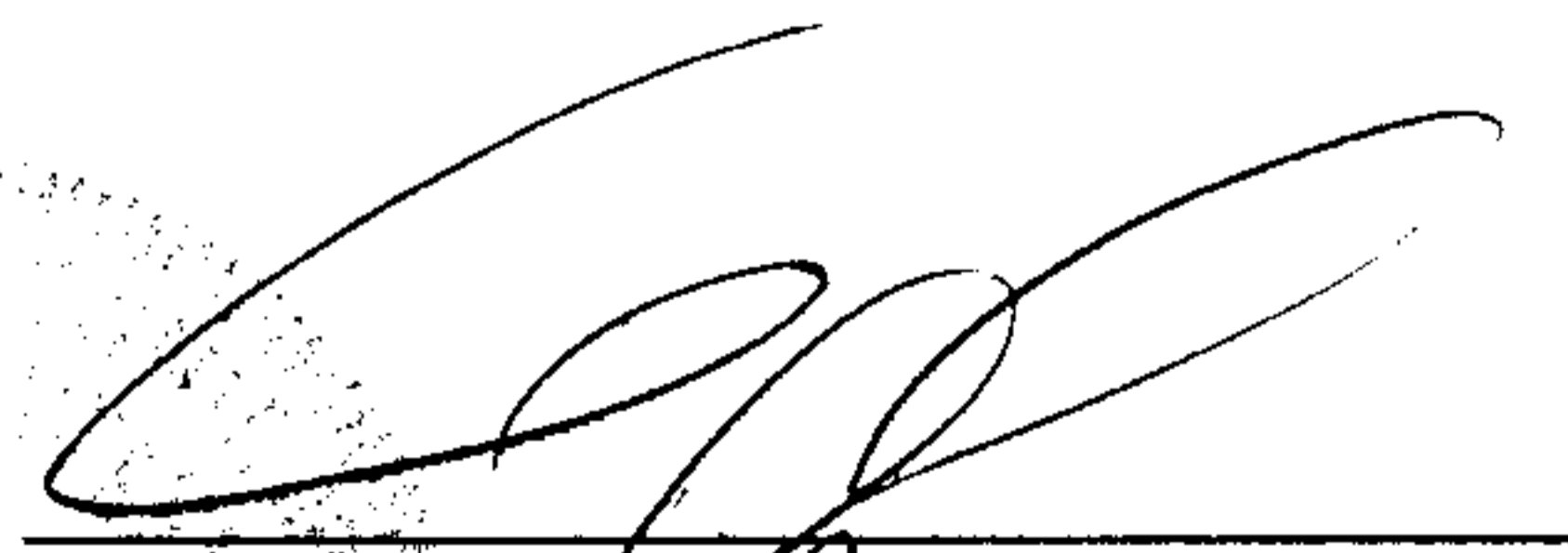
 WILLIAM J. WAITES


 20130207000054520 2/3 \$218.00
 Shelby Cnty Judge of Probate, AL
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STATE OF ALABAMA
 COUNTY OF SHELBY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that LORA LEIGH NUNNELLEY and WILLIAM J. WAITES, 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 25th day of January, 2013.

 Notary Public
 Print Name: Charles J. Hewitt, Jr.
 Commission Expires: 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: Lora Leigh Nummelley
Grantee's Name Mailing Address: David Taylor
6058 Mill Creek Dr.
Hoover
AL 35242
Property Address: 6058 Mill Creek Dr.
Hoover
AL
35242
Date of Sale: 1-25-13
Total Purchase Price \$: 200,000.
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: 1-25-13
Print: David Taylor
Unattested (verified by) Sign: [Signature]
(Grantor/Grantee/Owner/Agent) circle one

STATE OF ALABAMA

COUNTY OF SHELBY

SWORN TO AND SUBSCRIBED BEFORE ME ON THIS 25 DAY OF January,

20 13.

NOTARY PUBLIC