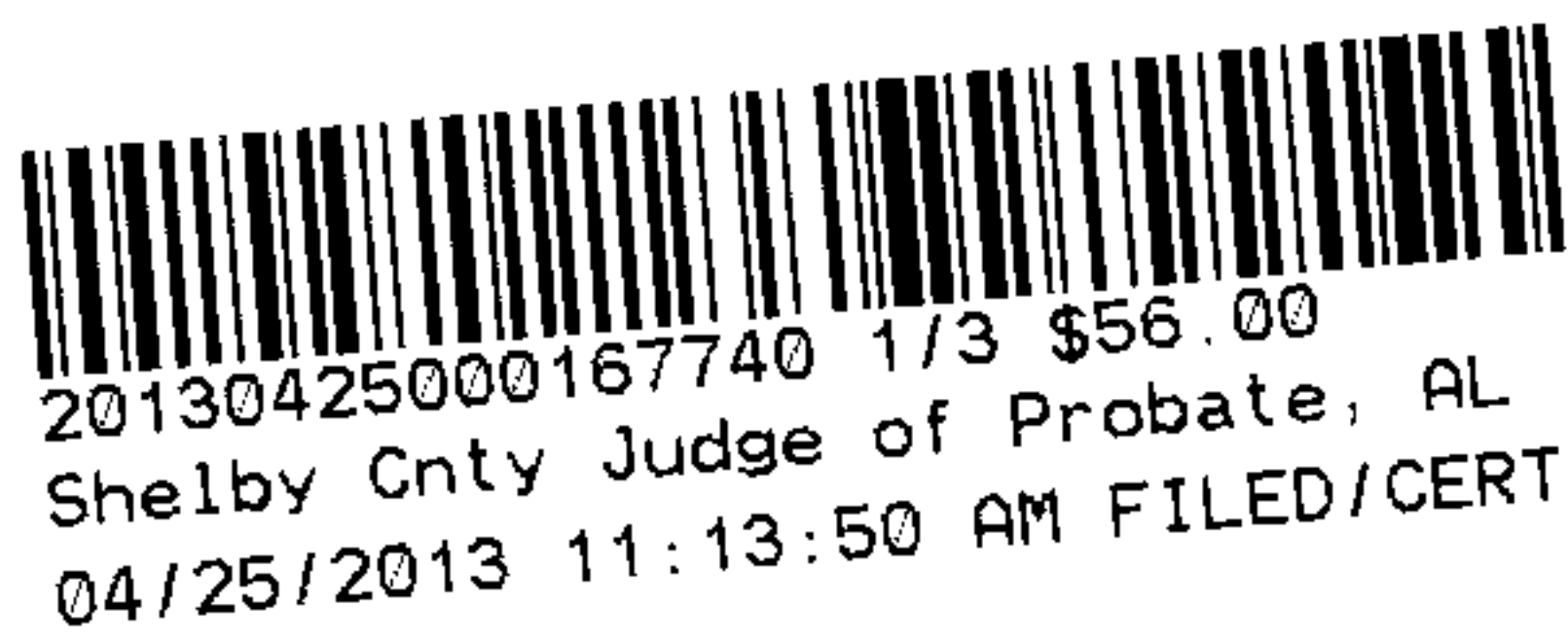




Warranty Deed

STATE OF ALABAMA

COUNTY OF SHELBY

JOINTLY FOR LIFE
WITH REMAINDER TO SURVIVOR

Know all Men by these Presents: That, in consideration of One Hundred Ninety Thousand and No/100ths Dollars (\$190,000.00) and other good and valuable consideration to her in hand paid by the Grantees herein, the receipt of which is hereby acknowledged, **BARBARA H. MARTIN, an unmarried person** (herein referred to as "Grantor") does by these presents grant, bargain, sell and convey unto **JERRY W. FANT AND JEANNE E. FANT** (herein referred to as "Grantees") for and during their joint lives and, upon the death of either of them, then to the survivor, in fee simple, and to the heirs and assigns of such survivor forever, together with every contingent remainder and right of reversion, the following described real estate situated in Shelby County, Alabama, to-wit:

Lot 25, 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.

This conveyance is subject to subdivision restrictions, utility, drainage and sewer easements, and minimum setback lines, if any, applicable to the aforesaid property appearing of record in the Office of the Judge of Probate of Shelby County, Alabama. This conveyance is also subject to any prior reservation, severance or conveyance of minerals or mineral rights.

This conveyance is subject to the following:

1. Transmission Line Permit(s) granted to Alabama Power Company as shown by instrument(s) recorded in Deed Book 141, page 180, REal 333, page 201 and Real 377, page 441, in Probate Office.
2. 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 4, pages 486, 493 and 495, in Probate Office.
3. Rights of others to use of Hugh Daniel Drive, as described in instrument recorded in Deed Book 301, page 799, in Probate Office.
4. Covenant and Agreement for Water Service as set out in instrument between Dantract and Shelby County, as set out in Real 235, page 574 and as amended by agreement as set out as Inst. # 1993-20840, in Probate Office.
5. Restrictions, covenants, conditions and building setback lines as set out in Amended Restated Restrictive Covenants recorded in Real 265, page 96, in Probate Office.
6. Greystone Multi-family Declaration of Covenants, Conditions and Restrictions, as recorded in Real 316, page 239, as amended by First Amendment recorded in Real 319, page 238, Second Amendment as recorded in Real 336, page 281, Third Amendment recorded as Inst. No. 1992-4710, and Fourth Amendment recorded as Inst. No. 1993-10164, in Probate Office.
7. Greystone Ridge Garden Homes and First addition to Greystone Ridge Garden Homes Declaration of Covenants, Conditions and Restrictions recorded as Inst. No. 1992-4720, in Probate Office.
8. Reciprocal Easement Agreement pertaining to access and roadway easements, as set out in Real 312, page 274, and First Amendment recorded in Real 317, page 253 and Second Amendment recorded as Inst. No. 1993-3124, in Probate Office.
9. Agreement between Daniel Oak Mountain Limited Partnership and Shelby Cable, Inc. recorded in Real 350, page 545, in Probate Office.
10. Easement to Alabama Power Company by instrument recorded as Inst. No. 1992-26820, in Probate Office.

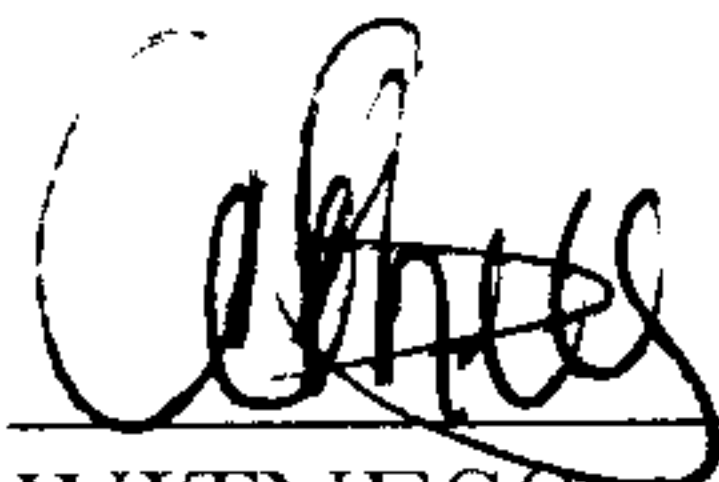
Shelby County, AL 04/25/2013
State of Alabama
Deed Tax: \$38.00

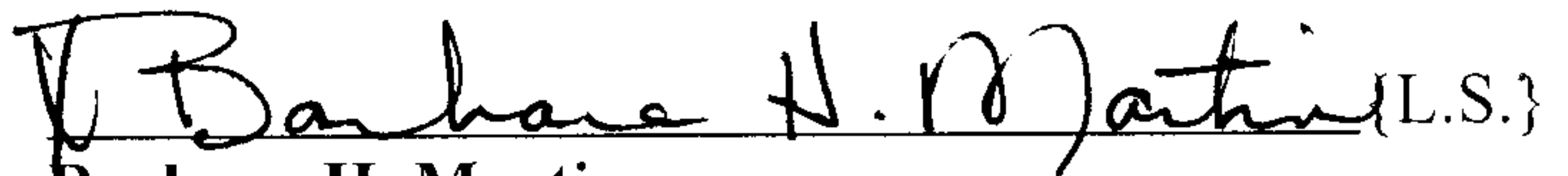
\$ 152,000.00 of the consideration herein was derived from a mortgage loan closed simultaneously herewith.

To Have and To Hold the aforegranted premises to the said Grantees for and during their joint lives and, upon the death of either of them, then to the survivor, in fee simple, and to the heirs and assigns of such survivor forever, together with every contingent remainder and right of reversion.

And the said Grantor does, for herself, her heirs and assigns, covenant with said Grantees, their heirs and assigns, that she is lawfully seized in fee simple of said premises, that it is free from all encumbrances, except as otherwise noted above, that she has a good right to sell and convey the same as aforesaid, and that she will and her heirs and assigns shall **Warrant and Defend** the premises to the said Grantees, their heirs, personal representatives and assigns forever, against the lawful claims of all persons.

In Witness Whereof, the said Grantor has set her hand and seal this 19th day of April, 2013.

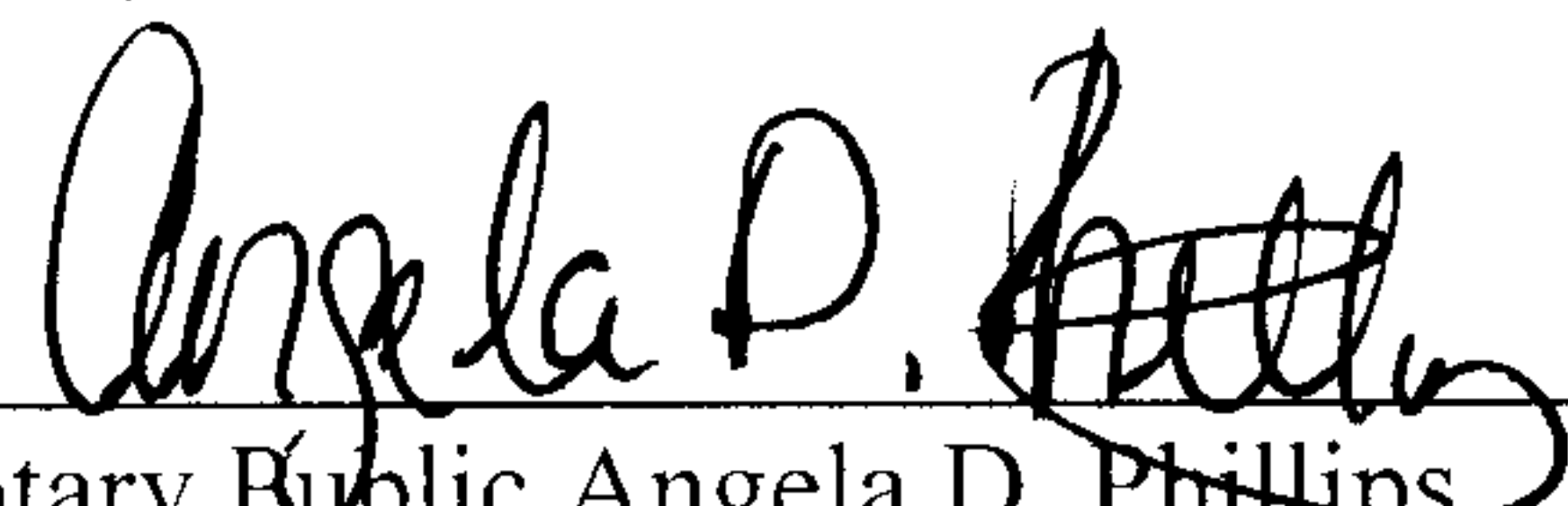

WITNESS

 {L.S.}
Barbara H. Martin

STATE OF ALABAMA
COUNTY OF SHELBY

I, the undersigned notary public, in and for said county and state, hereby certify that **Barbara H. Martin**, whose name is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this day that, being informed of the contents of the conveyance, she executed the same voluntarily on the day the same bears date.

Given under my hand and seal this 19th day of April, 2013.


Notary Public Angela D. Phillips
My commission expires 01/12/2016

Send Tax Notice To:

Jerry Fant
1150 Berwick Road
Birmingham, AL 35242

THIS INSTRUMENT PREPARED BY:

Rodney S. Parker
Attorney at Law
300 Vestavia Parkway, Suite 2300
Birmingham, AL 35216
File # 2013-04-3071




20130425000167740 2/3 \$56.00
Shelby Cnty Judge of Probate, AL
04/25/2013 11:13:50 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 Barbara H. Martin
Mailing Address 327 Forest Lane
Leeds AL 35094

Grantee's Name Jerry W. Fant
Mailing Address 1150 Berwick Rd
Birmingham AL 35242

Property Address 1150 Berwick Rd
Birmingham AL 35242

Date of Sale 4/19/13

Total Purchase Price \$ 190,000.00

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:

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 4/19/2013

Print Barbara H. Martin

Unattested

[Signature]
(verified by)

Sign

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

Form RT-1