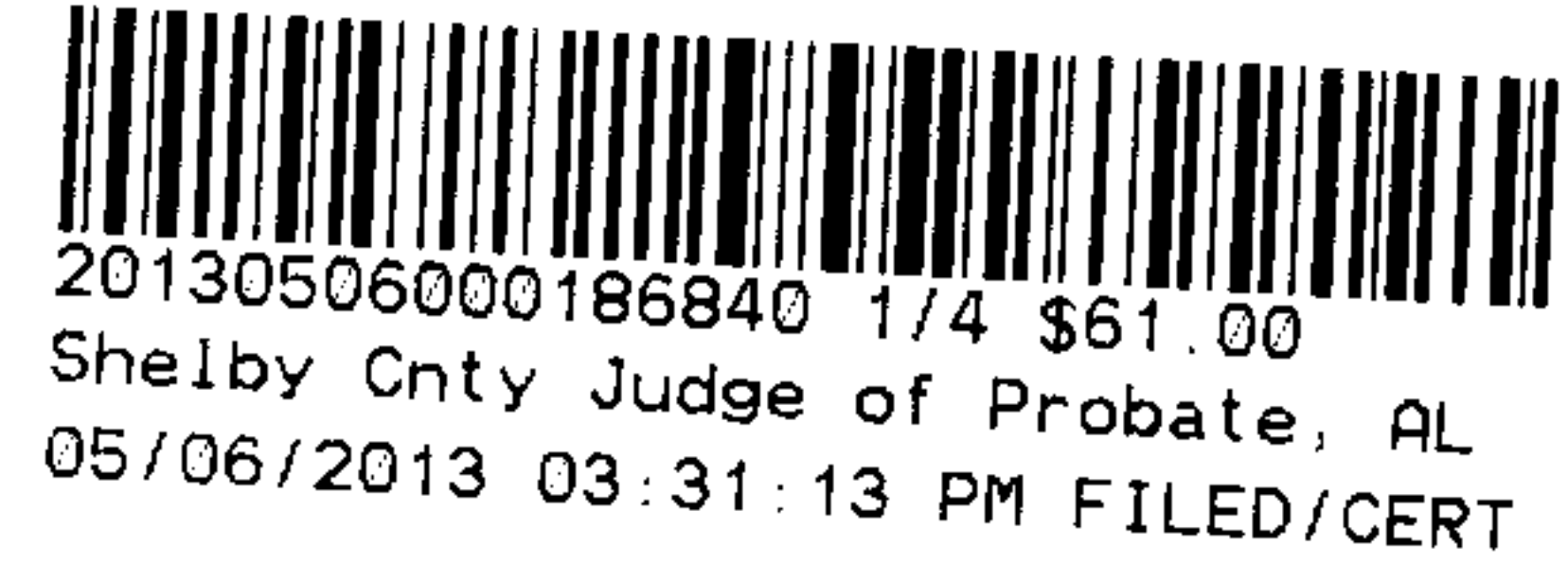


Send tax notice to:  
JON MICHAEL LORD  
6063 MILL CREEK DRIVE  
BIRMINGHAM, AL, 35242

This instrument prepared by:  
Charles D. Stewart, Jr.  
Attorney at Law  
4898 Valleydale Road, Suite A-2  
Birmingham, AL 35242

STATE OF ALABAMA  
Shelby COUNTY

2013135



**WARRANTY DEED**

KNOWN ALL MEN BY THESE PRESENTS:

That in consideration of One Hundred Ninety-Nine Thousand Four Hundred and 00/100 Dollars (\$199,400.00) to the undersigned, THE TRUST COMPANY OF STERNE AGEE, INC. AS PERSONAL REPRESENTATIVE OF THE ESTATE OF EDWIN M. COLE, JR. (hereinafter referred to as Grantors) in hand paid by JON MICHAEL LORD (hereinafter referred to as Grantee), the receipt of which is hereby acknowledged, Grantors do, by these presents, grant, bargain, sell, and convey unto Grantee, the following described real estate situated in Shelby County, Alabama, to-wit:

LOT 66, 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 OFFICE OF THE JUDGE OF PROBATE OF SHELBY COUNTY, ALABAMA.

SUBJECT TO:

1. TAXES FOR THE YEAR BEGINNING OCTOBER 1, 2011 WHICH CONSTITUTES A LIEN BUT ARE NOT DUE AND PAYABLE UNTIL OCTOBER 1, 2012.
2. DEFECTS, LIENS, ENCUMBRANCES, ADVERSE CLAIMS OR OTHER MATTERS.
3. RIGHTS OR CLAIMS OF PARTIES IN POSSESSION NOT SHOWN BY PUBLIC RECORDS.
4. EASEMENTS, OR CLAIMS OF EASEMENTS, NOT SHOWN BY PUBLIC RECORDS.
5. ANY LIEN, OR RIGHT TO A LIEN, FOR SERVICES, LABOR OR MATERIAL HERETOFORE OR HEREAFTER FURNISHED, IMPOSED BY LAW AND NOT SHOWN BY PUBLIC RECORDS.
6. ANY ADVERSE CLAIM TO ANY PORTION OF SAID LAND WHICH HAS BEEN CREATED BY ARTIFICIAL MANS OR HAS ACCRETED TO ANY SUCH PORTION SO CREATED AND RIPARIAN RIGHTS, IF ANY.
7. ANY PRIOR RESERVATION OR CONVEYANCE, TOGHER WITH RELEASE OF DAMAGES, OF MINERALS OF EVERY KIND AND CHARACTER INCLUDING BUT NOT LIMITED TO GAS, OIL, SAND AND GRAVEL IN OR AND UNDER SUBJECT PROPERTY, INCLUDING THOSE RECORDED IN DEED BOOK 60, PAGE 260 AND DEED BOOK 121, PAGE 294 IN SAID PROBATE OFFICE.
8. SUBSEQUENT ASSESSMENTS OR TAXES AND ANY PENALTIES AND INTERESTM DUE TO ANY ROLLBACKS, SPECIAL ASSESSMENTS OR RECAPTURES RESULTING FROM CHANGE IN THE LAND USAGE OR LOSS OF CURRENT USE EXEMPTION.
9. MINERALS OF WHATSOEVER KIND, SUBSURFAC AND SURFACE SUBSTANCES, INCLUDING BUT NOT LIMITED TO COAL, LIGNITE, OIL, GAS, URANIUM, CLAY, ROCK, SAND AND GRAVEL, IN ON AND UNDER PROPERTY.
10. RESTRICTIONS, PUBLIC UTILITY EASEMENTS AND BUILDING SET BACK LINES AS SHOWN ON RECORDED MAP IN MAP BOOK 22.

Shelby County, AL 05/06/2013  
State of Alabama  
Deed Tax: \$40.00



PAGE 25, IN THE OFFICE OF THE JUDGE OF PROBATE OF SHELBY COUNTY, ALABAMA.

11. RESTRICTIONS OR COVENANTS RECORDED IN INSTRUMENT NO. 2002120300059937, IN SAID PROBATE OFFICE.
12. RIGHTS OF OTHERS TO USE HUGH DANIEL DRIVE RECORDED IN DEED BOOK 301, PAGE 799, IN SAID PROBATE OFFICE.
13. COVENANTS AND AGREEMENT FOR WATER SERVICE RECORDED IN REAL BOOK 235, PAGE 574, AS AMENDED BY AGREEMENT RECORDED AS INSTRUMENT NO. 1992-20786 AND INSTRUMENT NO. 1993-20840 IN SAID PROBATE OFFICE.
14. BUILDING SETBACK LINES AND RESTRICTIVE COVENANTS RECORDED IN INSTRUMENT NO. 1995-16401 AND 1<sup>ST</sup> AMENDMENT RECORDED IN INSTRUMENT NO. 1996-1432, 2<sup>ND</sup> AMENDMENT RECORDED IN INSTRUMENT NO. 1996-21440, 3<sup>RD</sup> AMENDMENT RECORDED IN INSTRUMENT NO. 1997-2587, ETC.
15. EASEMENT TO BELLSOUTH COMMUNICATIONS RECORDED IN INSTRUMENT NO. 1995-7422, IN SAID PROBATE OFFICE.
16. AMENDED AND RESTATED RESTRICTIVE COVENANTS INCLUDING BUILDING SETBACK LINES AND SPECIFIC PROVISIONS FOR DENSE BUFF ALONG HUGH DANIEL DRIVE RECORDED IN REAL 265, PAGE 96, IN PROBATE OFFICE.
17. AGREEMENT BETWEEN DANIEL OAK MOUNTAIN LIMITED PARTNERSHIP AND SHELBY CABLE, INC., RECORDED IN REAL 350, PAGE 545, IN SAID PROBATE OFFICE.
18. RIGHT OF WAY FROM DANIEL OAK MOUNTAIN LIMITED PARTNERSHIP TO SHELBY COUNTY RECORDED AS INST. NO. 1994-21963, IN SAID PROBATE OFFICE.
19. DEVELOPMENT AGREEMENT BETWEEN DANIEL OAK MOUNTAIN LIMITED PARTNERSHIP, GREYSTONE RESIDENTIAL ASSOCIATION, GREYSTONE RIDGE, INC. AND UNITED STATES FIDELITY AND GUARANTY COMPANY.
20. GREYSTONE FARMS RECIPROCAL EASEMENT AGREEMENT RECORDED AS INSTRUMENT NO. 1995-16400 IN SAID PROBATE OFFICE.
21. GREYSTONE FARMS COMMUNITY CENTER PROPERTY DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS RECORDED AS INST. NO. 1995-16403, IN SAID PROBATE OFFICE.
22. ARTICLES OF INCORPORATION OF GREYSTONE FARMS OWNER'S ASSOCIATION, INC., TOGETHER WITH BY-LAWS AND ALL AMENDMENTS THERETO, AS THE SAME ARE RECORDED IN THE OFFICE OF THE JUDGE OF PROBATE OF JEFFERSON COUNTY, ALABAMA.
23. RIGHTS OF GREYSTONE RESIDENTIAL ASSOCIATION, INC. TO ASSESS LIENS, DUES AND/OR OTHER CHARGES.
24. RIGHTS OF GREYSTONE FARMS OWNERS ASSOCIATION TO ASSESS LIEN, DUES AND/OR OTHER CHARGES.

\$159,400.00 OF THE CONSIDERATION AS WAS PAID FROM THE PROCEEDS OF A MORTGAGE LOAN.

TO HAVE AND TO HOLD unto the Grantee, his/her heirs, executors, administrators and assigns forever.

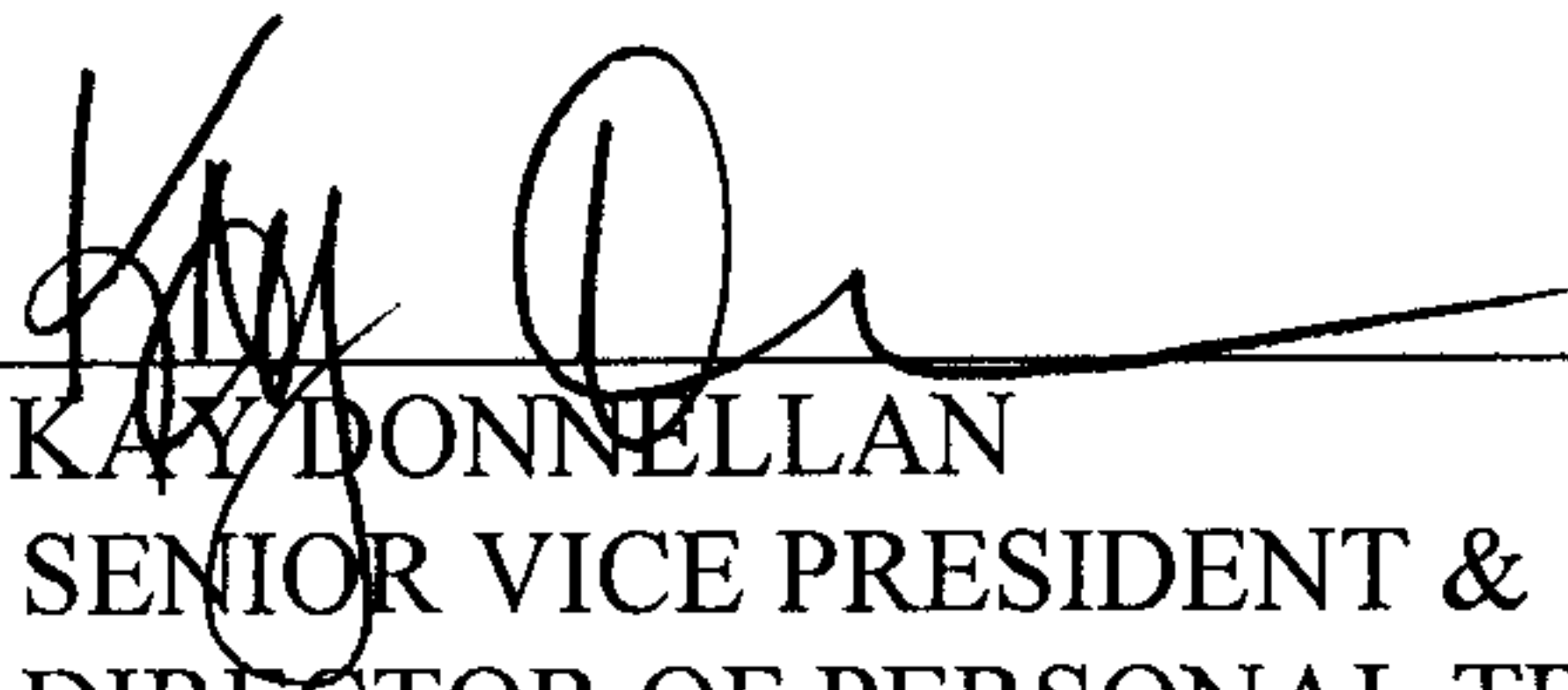
The Grantor does for itself, its successors and assigns, covenant with the Grantee, his/her heirs, executors, administrators and assigns, that it is lawfully seized in fee simple of said premises; that they are free from all encumbrances, except as shown above; that it has a good right to sell and convey 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, Grantor, THE TRUST COMPANY OF STERNE AGEE, INC., AS PERSONAL REPRESENTATIVE OF THE ESTATE OF EDWIN M.



COLE, JR., JR. by KAY DONNELLAN its SENIOR VICE PRESIDENT AND DIRECTOR OF PERSONAL TRUST, who is authorized to execute this conveyance, has hereunto set her signature and seal on this the 28th day of March, 2013.




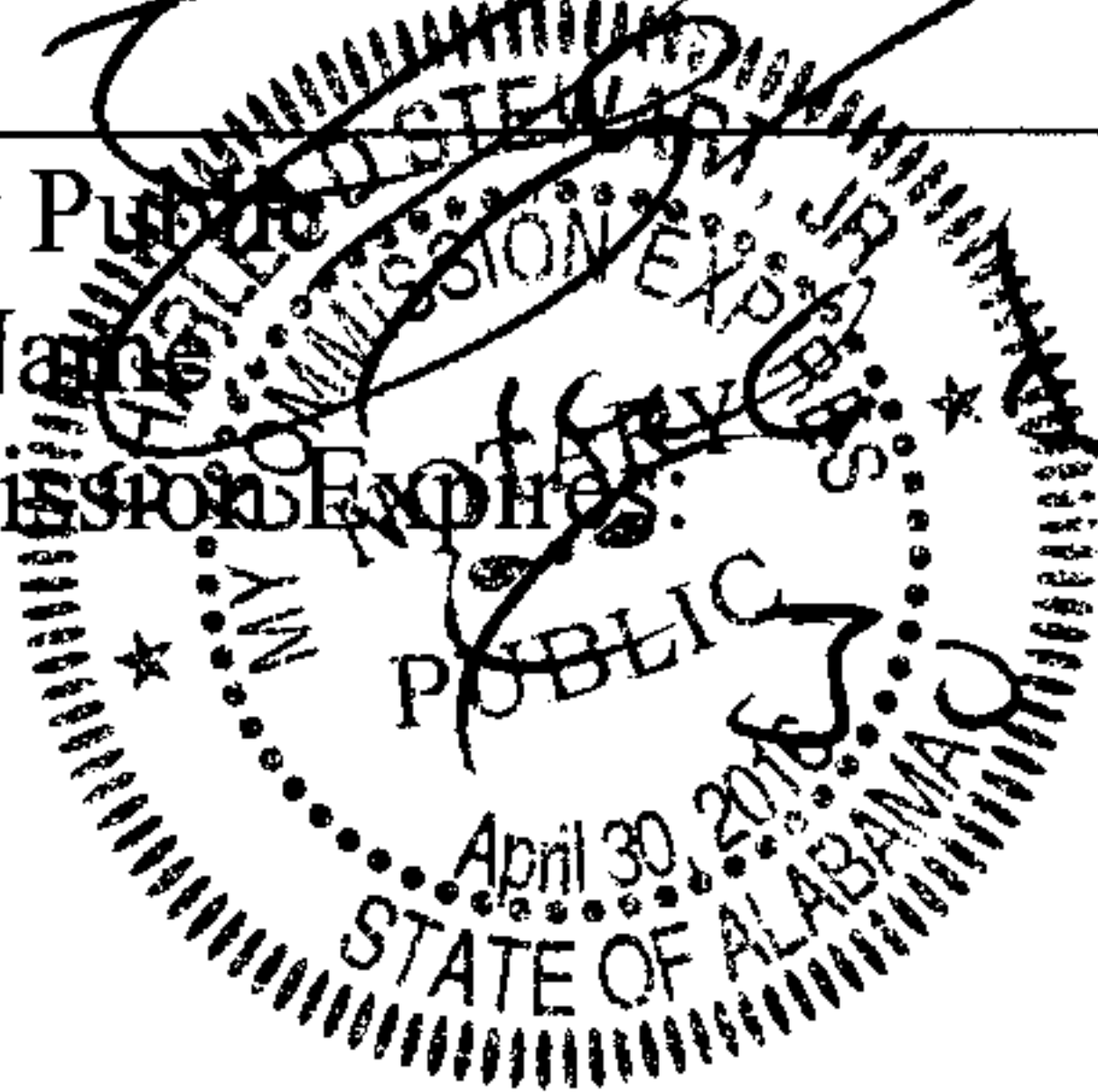
TRUST COMPANY OF STERNE AGEE, INC.  
AS PERSONAL REPRESENTATIVE OF THE  
ESTATE OF EDWIN M. COLE, JR.


  
\_\_\_\_\_  
BY: KAY DONNELLAN  
SENIOR VICE PRESIDENT &  
DIRECTOR OF PERSONAL TRUST

STATE OF ALABAMA  
COUNTY OF SHELBY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that THE TRUST COMPANY OF STERNE AGEE, INC. AS PERSONAL REPRESENTATIVE OF THE ESTATE OF EDWIN M. COLE, JR., KAY DONNELLAN, SENIOR VICE PRESIDENT AND DIRECTOR OF PERSONAL TRUST, 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, she, in her capacity as said SENIOR VICE PRESIDENT AND DIRECTOR OF PERSONAL TRUST FOR THE TRUST COMPANY OF STERNE AGEE, INC. AS PERSONAL REPRESENTATIVE OF THE ESTATE OF EDWIN M. COLE, JR. and with full authority, executed the same voluntarily for and as the act of said Estate.

Given under my hand and official seal this the 28th day of March, 2013.

  
\_\_\_\_\_  
Notary Public  
Print Name:   
Commission Expires:   


  
20130506000186840 3/4 \$61.00  
Shelby Cnty Judge of Probate: AL  
05/06/2013 03:31:13 PM 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 Estate of Ewin M. Cole Grantee's Name Jon Michael Lord  
 Mailing Address 100 S. 1st St. #100 Mailing Address 6063 Mill Creek Dr.  
Anniston, AL 36810 Birmingham  
AL 35212

Property Address 6063 Mill Creek Dr. Date of Sale 3-28-13  
Birmingham Total Purchase Price \$ 199,400.  
AL or  
35212 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 3/28/13

Print Jon Michael Lord

Unattested

Sign Jon Michael Lord

(verified by)

(Grantor/Grantee/Owner/Agent) circle one

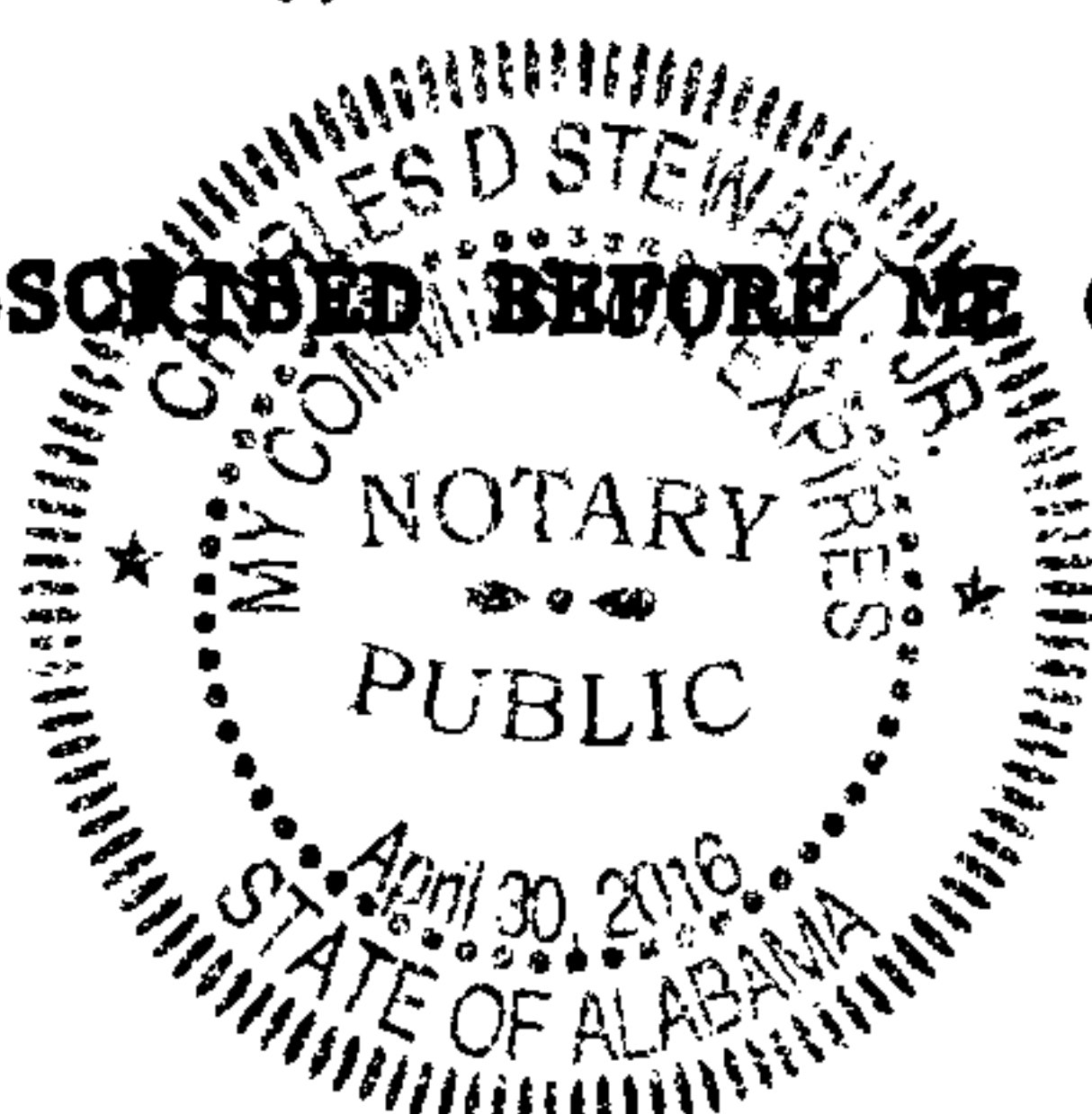
Form RT-1

STATE OF ALABAMA

COUNTY OF SHELBY

SWORN TO AND SUBSCRIBED BEFORE ME ON THIS 28 DAY OF March

20 13



NOTARY PUBLIC



20130506000186840 4/4 \$61.00  
 Shelby Cnty Judge of Probate, AL  
 05/06/2013 03:31:13 PM FILED/CERT