

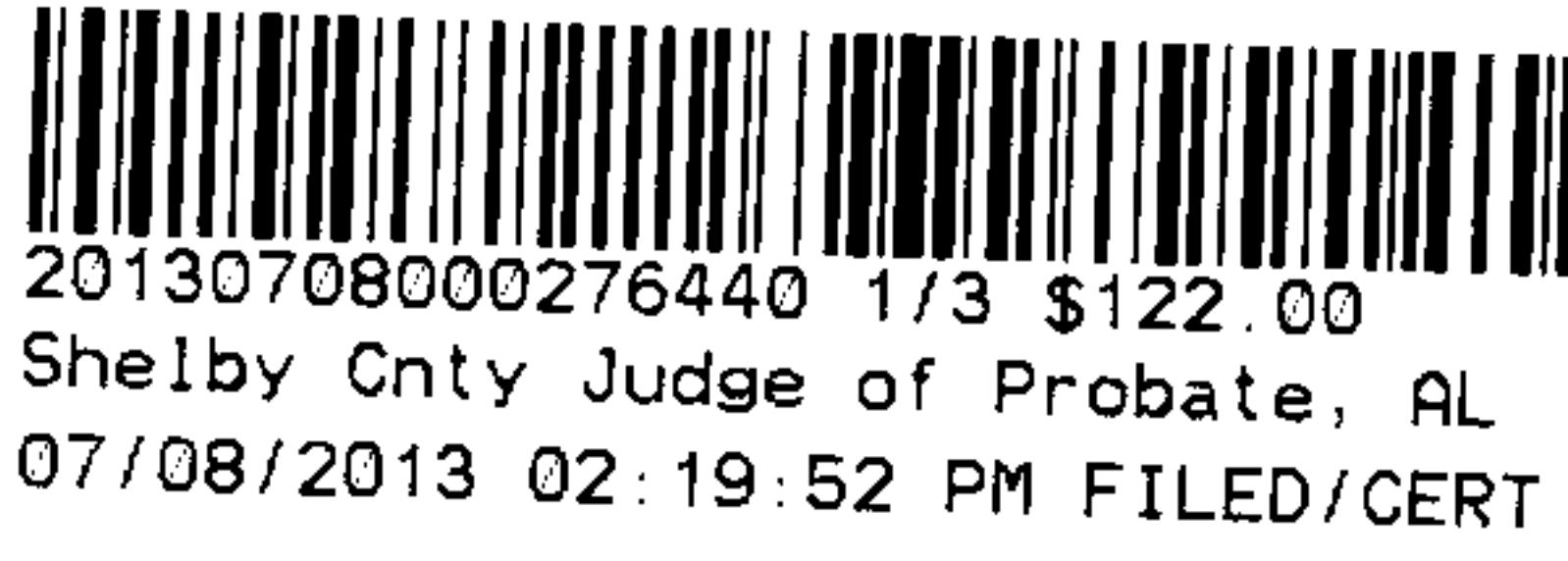
Send tax notice to:

LAWSON DOWLING
628 SPRINGBANK TERRACE
BIRMINGHAM, 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

2013291



WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of Five Hundred Twenty Thousand and 00/100 Dollars (\$520,000.00) in hand paid to the undersigned, RUSSELL YEAGER and MARY YEAGER, Husband and Wife (hereinafter referred to as "Grantors") by LAWSON DOWLING and LEAH M. DOWLING (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, as joint tenants with right of survivorship, the following described real estate situated in Shelby County, Alabama, to-wit:

LOT 907, ACCORDING TO THE SURVEY OF GREYSTONE LEGACY, 9TH SECTOR, AS RECORDED IN MAP BOOK 32, PAGE 44 A & B, IN THE OFFICE OF THE JUDGE OF 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 OR PARTIES IN POSSESSION NOT SHOWN BY PUBLIC RECORDS.
3. EASEMENTS OR CLAIMS THEREOF, WHICH ARE NOT SHOWN BY PUBLIC RECORDS.
4. ANY ENCROACMENT, ENCUMBRANCE, VIOLATION, VARIATION OR ADVERSE CIRCUMSTANCE AFFECTING THE TITLE THAT WOULD DISCLOSED BY AN ACCURATE SURVEY.
5. ANY LIEN, OR RIGHT TO A LIEN, FOR SERVICES, LABOR OR MATERIAL IMPOSED BY LAW AND NOT SHOWN BY PUBLIC RECORD.
6. TITLE TO ALL OIL, GAS AND MINERALS WITHIN AND UNDERLYING THE PREMISES.
7. EASEMENTS, RESTRICTIONS, RESERVATIONS, COVENANTS, LIENS, ASSESSMENTS, AGREEMENTS AND ALL OTHER TERMS AND PROVISIONS OF THE GREYSTONE LEGACY DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS.
8. RESTRICTIONS FOR MULTI-STORY HOME AS DEFINED IN THE DECLARATION.
9. SUBJECT TO THE MINIMUM SETBACK LINES.
10. RELEASE OF DAMAGES AS RECORDED IN INSTRUMENT NO. 2004010700011220, AS RECORDED IN THE PROBATE OFFICE OF JEFFERSON COUNTY, ALABAMA.
11. COVENANTS RELEASING PREDECESSOR IN TITLE FROM ANY LIABILITY ARISING FROM SINKHOLES, LIMESTONE FORMATIONS, SOIL CONDITIONS OR ANY OTHER KNOWN OR UNKNOWN SURFACE OR SUBSURFACE CONDITIONS.
12. RECIPROCAL EASEMENT AGREEMENT BETWEEN DANIEL OAK MOUNTAIN, GREYSTONE RESIDENTIAL ASSOCIATION,

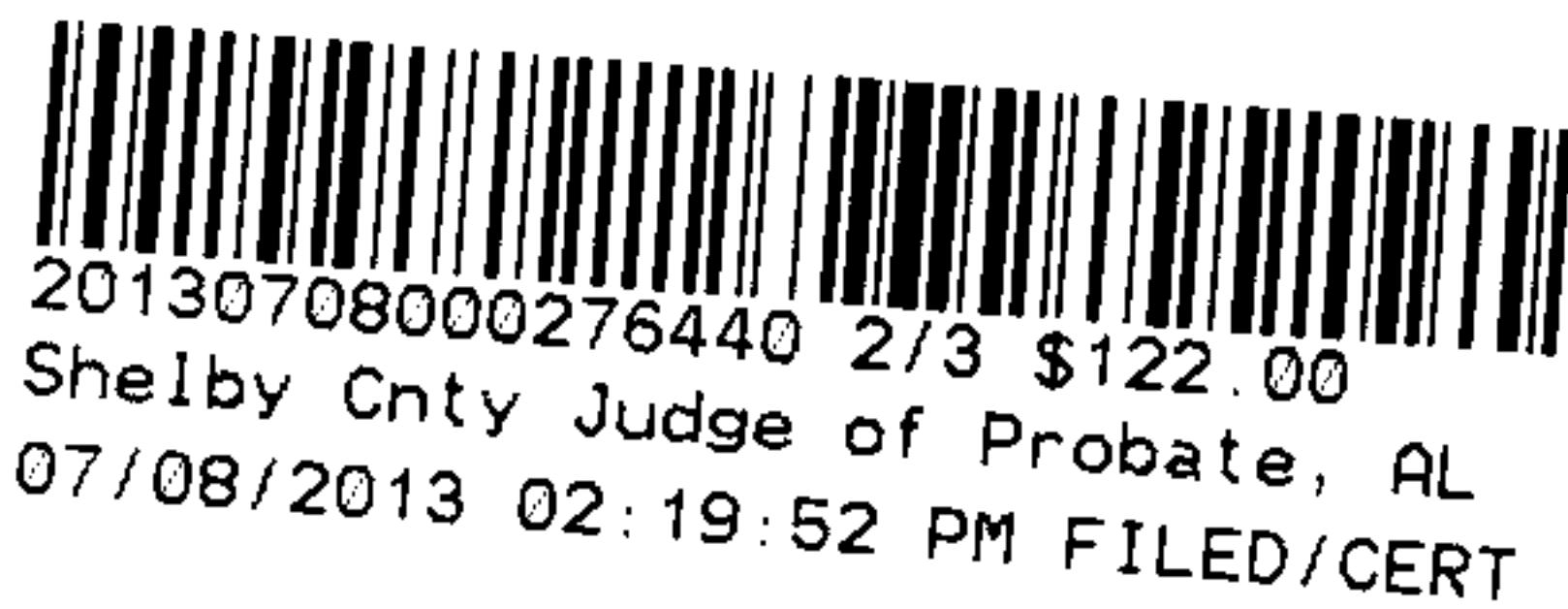
GREYSTONE DEVELOPMENT CO., LLC AND GREYSTONE LEGACY
HOA

13. RESTRICTIONS, LIMITATIONS, CONDITIONS AND RELEASE OF LIABILITY AS RECORDED IN MB 32, PG 44 A & B.
14. DECLARATION OF WATERSHED PROTECTIVE COVENANTS FOR GREYSTONE DEVELOPMENT.
15. COVENANTS AND AGREEMENTS FOR WATER SERVICE.
16. RECIPROCAL EASEMENT AGREEMENT AS RECORDED IN INSTRUMENT NO. 2001-38396.
17. RESTRICTIVE COVENANTS AND GRANT OF LAND EASEMENT.
18. EASEMENTS AS OWNED ON RECORDED MAP.

\$416,000.00 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 Grantees, 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 18th day of June, 2013.

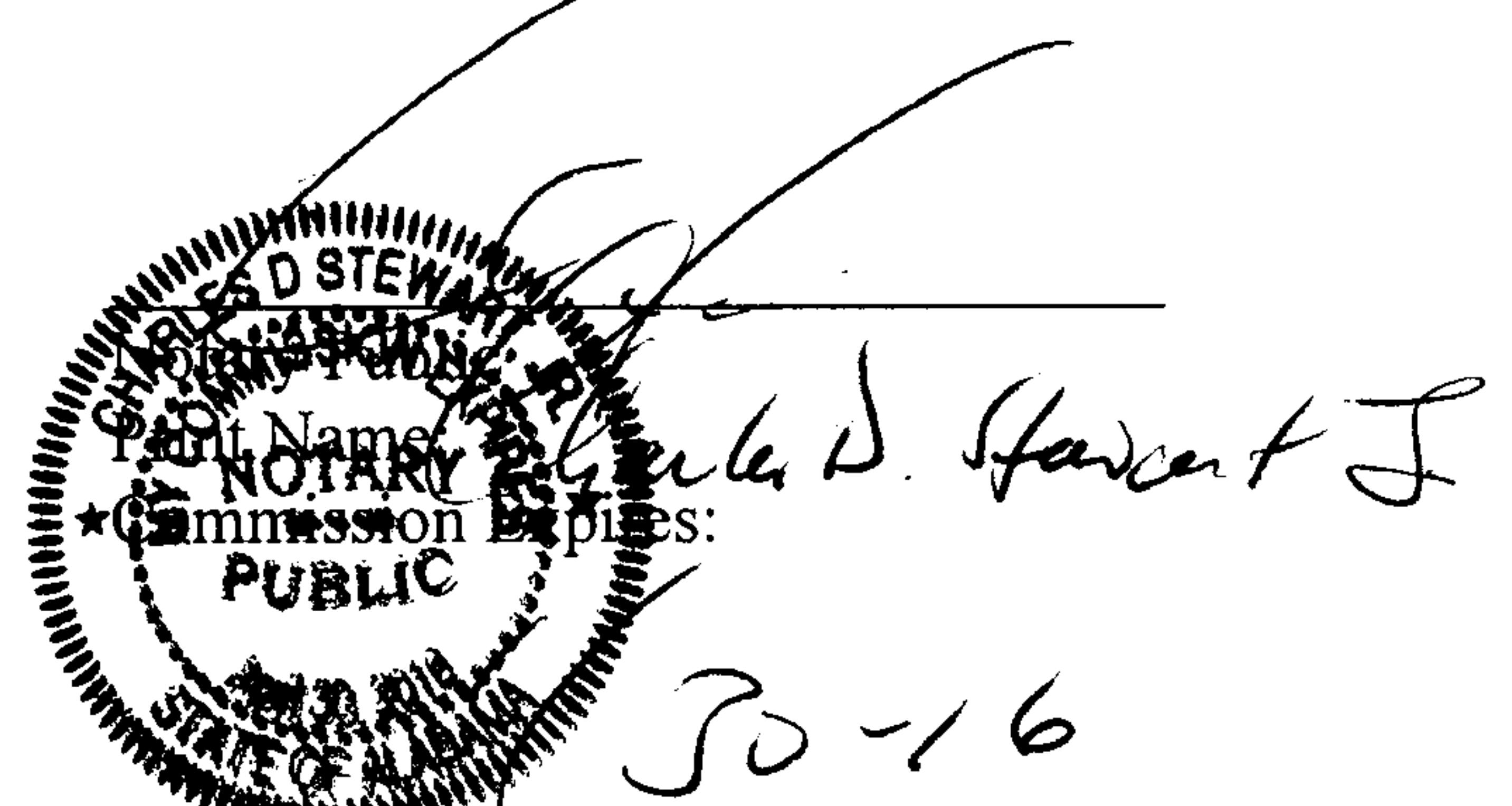


Russell Yeager
RUSSELL YEAGER
Mary Yeager
MARY YEAGER

STATE OF ALABAMA
COUNTY OF SHELBY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that RUSSELL YEAGER and MARY YEAGER, whose name is 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 18th day of June, 2013..



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

Russell Yeager
3116 7th Street
Bham, AL 35216

Grantee's Name
Mailing Address

Tawson Downing
628 Springlark
Terrace
Birmingham, AL

Property Address

628 Springlark
Terrace
Birmingham
AL 35242

Date of Sale 6-18-13
Total Purchase Price \$ 520,000
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 6/18/13

Print Russell Yeager

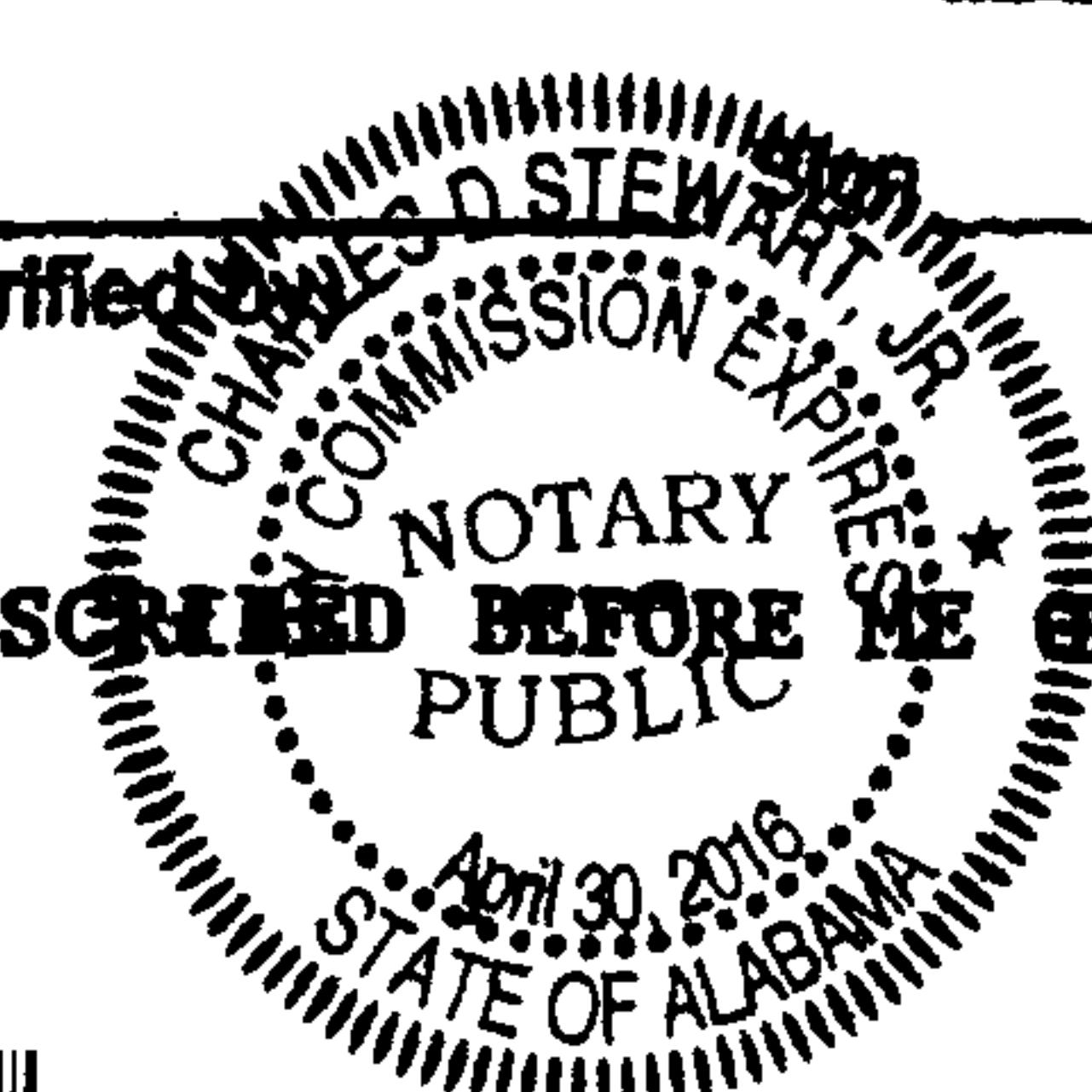
Unattested

(Grantor/Grantee/Owner/Agent) circle one

Form RT-1

STATE OF ALABAMA

SWORN TO AND SUBSCRIBED BEFORE ME ON THIS
2013.



COUNTY OF SHELBY

18 DAY OF June,

DL
NOTARY PUBLIC



20130708000276440 3/3 \$122.00
Shelby Cnty Judge of Probate, AL
07/08/2013 02:19:52 PM FILED/CERT