

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:

Thomas Slonneger and Brenda Slonneger
3996 Guilford Road
Birmingham, Alabama 35242

WARRANTY DEED WITH JOINT RIGHT OF SURVIVORSHIP

STATE OF ALABAMA

COUNTY OF SHELBY

KNOW ALL MEN BY THESE PRESENTS,

On this October 4, 2013, That for and in consideration of **TWO HUNDRED TWELVE THOUSAND AND NO/100 (\$212,000.00) DOLLARS**, and other good and valuable consideration, this day in hand paid to the undersigned **SHEILA M. MASON, an unmarried woman**, (herein referred to as "Grantors"), in hand paid by the Grantees herein, the receipt whereof is hereby acknowledged, the Grantor does hereby give, grant, bargain, sell and convey unto the Grantees, **THOMAS SLONNEGER and BRENDA B. SLONNEGER**, (herein referred to as "Grantees"), for and during their joint lives and upon the death of either, then to the survivor of them in fee simple, together with every contingent remainder and right of reversion, all of the Grantor's interest in the following-described Real Estate situated in, **SHELBY COUNTY, ALABAMA**, to wit:

Lot 24, according to the Survey of Final Recorded Plat of Greystone Farms, Guilford Place, Phase 3 as recorded in Map Book 24, Page 27, in the Office of the Judge of Probate 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 Grantors.
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. Subject to all matters, facts, easements, restrictions, assessments, covenants, agreements and all other terms and provisions in Map Book 24, Page 27.
7. Title to all oil, gas and minerals within and underlying the premises, together with all oil and mining rights and other rights, privileges and immunities relating thereto, together with any release of liability for injury or damage to persons or property as a result of the exercise of such rights as recorded in Deed Book 121, Page 294, and Deed Book 60, Page 260, in the Office of the Judge of Probate of Shelby County, Alabama.
8. Easements and building lines as shown by Map Book 24, Page 27 and by restrictions recorded in Instrument No. 1995-16401 and First Amendment recorded as Instrument No. 1996-1432; 2nd Amendment recorded in Instrument No. 1996-21440, 3rd Amendment

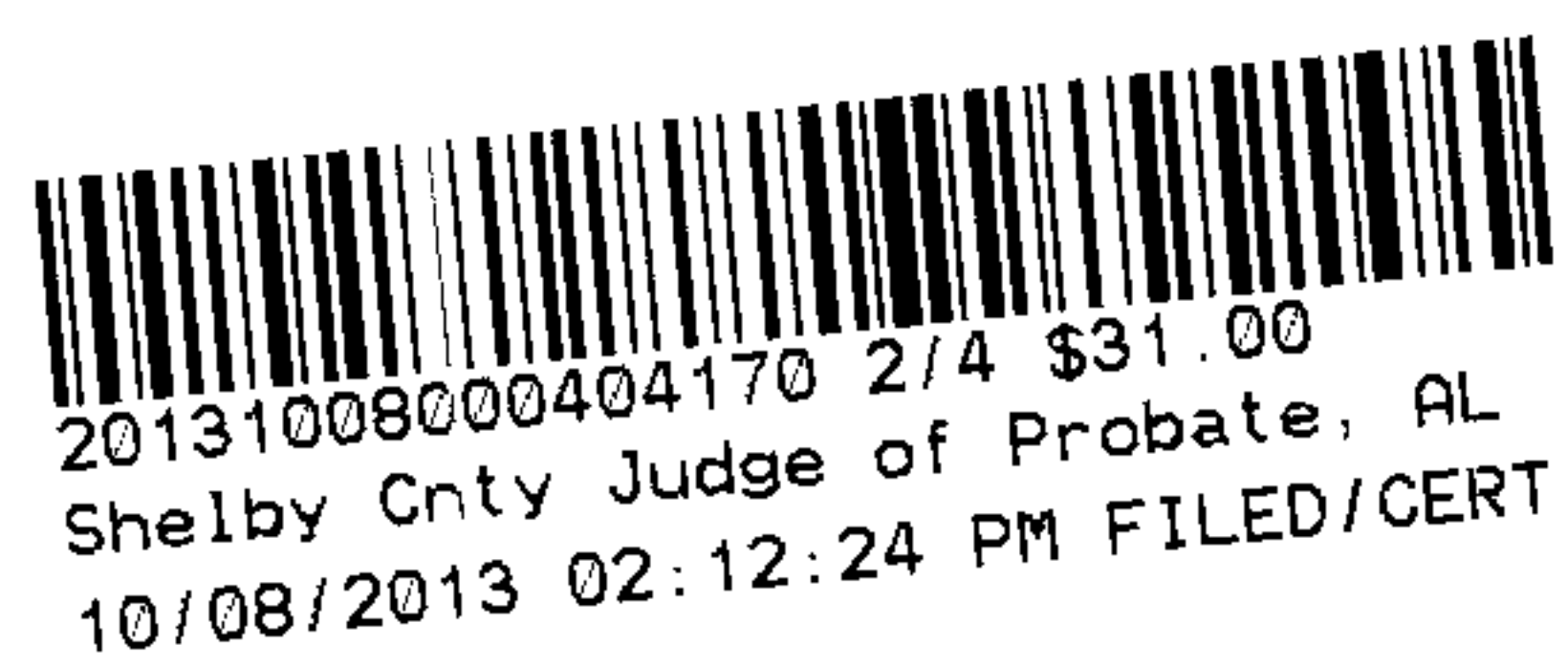


20131008000404170 1/4 \$31.00
Shelby Cnty Judge of Probate, AL
10/08/2013 02:12:24 PM FILED/CERT

Shelby County, AL 10/08/2013
State of Alabama
Deed Tax: \$8.00

- recorded in Instrument No. 1997-2587 and 4th Amendment recorded in Instrument No. 1998-10062 and 5th Amendment recorded in Instrument No. 1998-30335.
9. Subject to covenants, conditions and restrictions (deleting therefrom and restrictions indicating any preference, limitation or discrimination based on race, color, religion, sex, handicap, family status or national origin) as set forth in the document recorded in Instrument No. 1995-16401 and First Amendment recorded as Instrument No. 1996-1432; 2nd Amendment recorded in Instrument No. 1996-21440; 3rd Amendment recorded in Instrument No. 1997-2587 and 4th Amendment recorded in Instrument No. 1998-10062; 5th Amendment recorded in Instrument No. 1998-30335 and 6th Amendment recorded in Instrument No. 2000-9754 and resolution recorded in Instrument No. 20021203000599370 in the Probate Office of Shelby County, Alabama.
 10. Restrictions, limitations and conditions as set out in Map Book 24, Page 27.
 11. Easement to BellSouth Communications as recorded in Instrument No. 19957422, in the Probate Office of Shelby County, Alabama.
 12. Amended and restated restrictive covenants including setback lines and specific provisions for dense buffer along Hugh Daniel Drive all as set out in instrument recorded in Real 265, Page 96, in the Probate Office and which said building setback lines and dense buffer are shown on survey of Paragon Engineering, Inc. dated July 14, 1994.
 13. Shelby County Agreement recorded in Real 350, Page 545 in Probate Office.
 14. 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 Instrument No. 1993-20840.
 15. Right of way granted from Daniel Oak Mountain Limited to Shelby County as set forth in Instrument No. 1994-21963 in the Office of the Judge of Probate of Shelby County, Alabama.
 16. Development Agreement between Daniel Oak Mountain Limited Partnership, Greystone Residential Associations, Inc., Greystone Ridge, Inc. and United States Fidelity and Guaranty Company as Instrument No. 1994-22318, 1st Amendment recorded in Instrument No. 1996-530 and 2nd Amendment recorded in Instrument No. 1998-16170.
 17. Greystone Farms Reciprocal Easement Agreement as set out in Instrument No. 1995-16400.
 18. Greystone Farms Community Center Property Declaration of Covenants, Conditions and Restrictions as set out in Instrument No. 1995-16403.
 19. Release of damages as recorded in Instrument No. 1999-05260 as recorded in the Probate Office of Shelby County, Alabama.

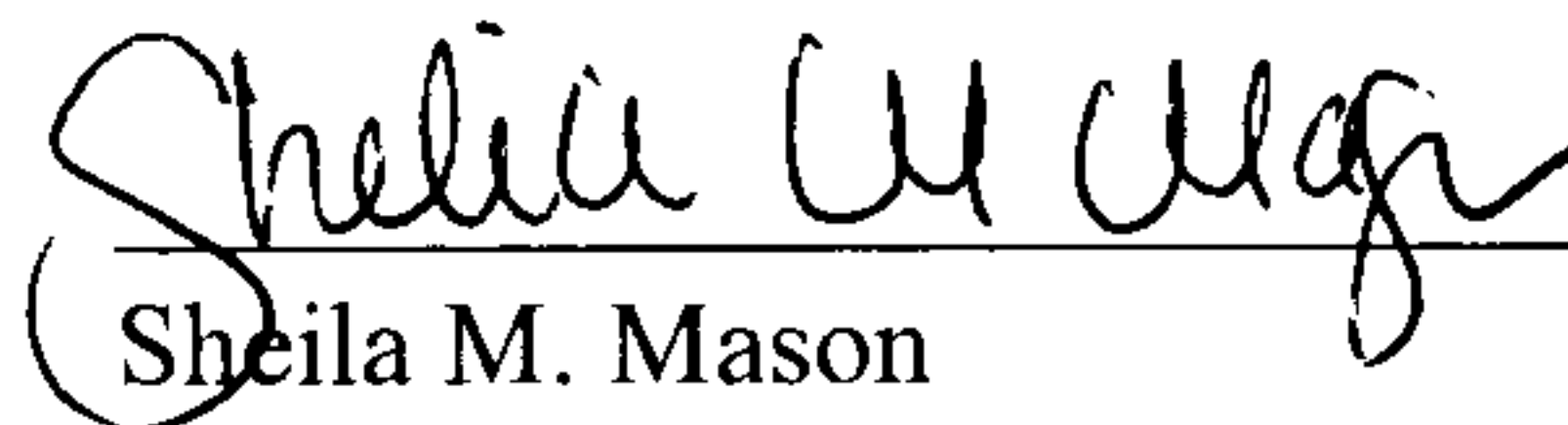
TO HAVE AND TO HOLD, the tract or parcel of land above described together with all and singular the rights, privileges, tenements, appurtenances, and improvements unto the said Grantees, for and during their joint lives as joint tenants and upon the death of either of them, then to the survivorship of them in fee simple, and to the heirs and assigns of such survivor, forever.



AND SAID GRANTOR, for said GRANTOR, GRANTOR'S heirs, successors, executors and administrators, covenants with GRANTEEES, and with GRANTEEES' 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 GRANTEEES, and GRANTEEES' heirs and assigns, forever against the lawful claims of all persons.

IN WITNESS WHEREOF, the said Grantor has hereunto set her hands and seals on this day of October 4, 2013.

GRANTOR:


Sheila M. Mason

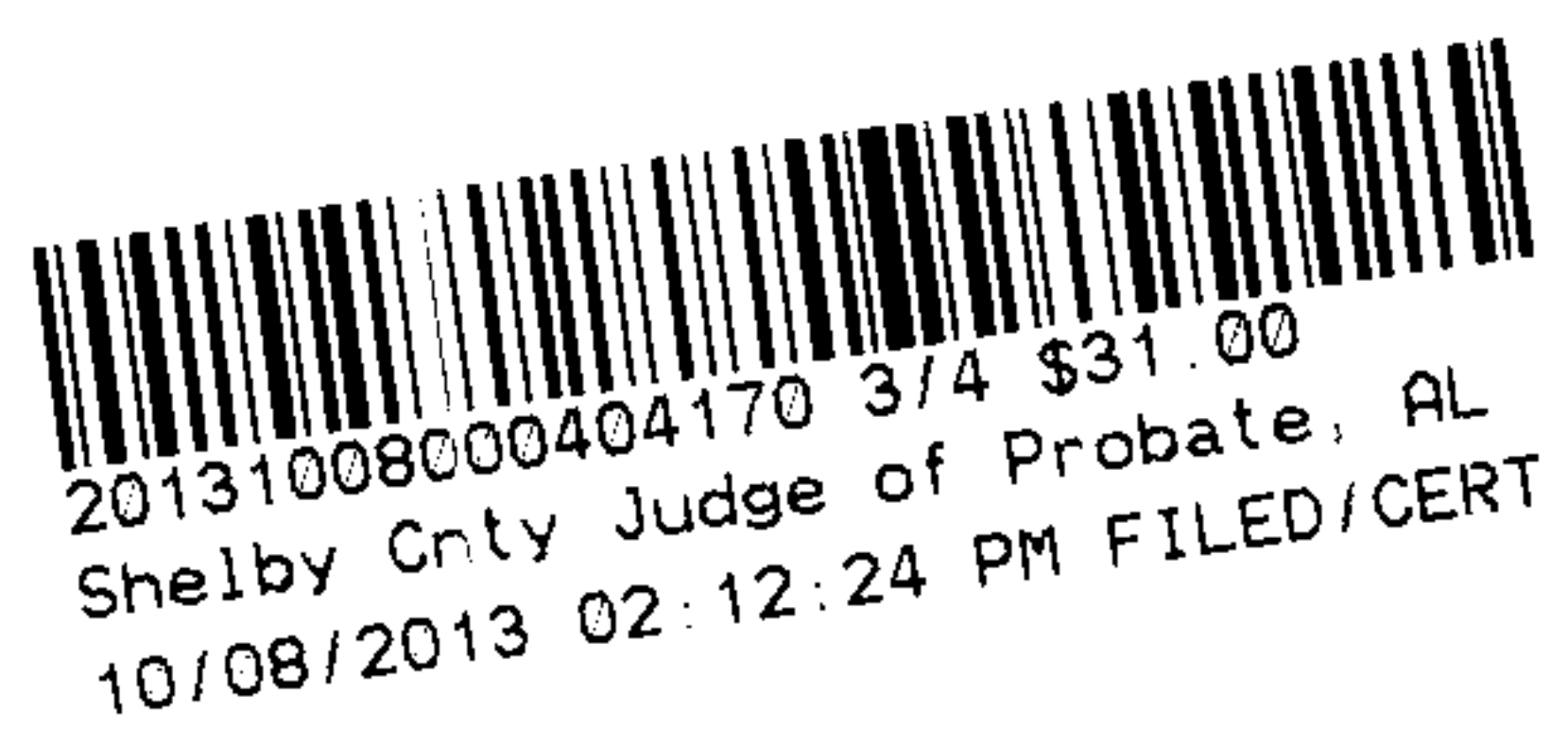
**STATE OF ALABAMA
COUNTY OF SHELBY**

I, the undersigned, a Notary Public, in and for said State and County, do hereby certify that Sheila M. Mason, 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, Sheila M. Mason executed the same voluntarily on the day the same bears date.

IN WITNESS WHEREOF, the said Grantor has hereunto set her hands and seals on this day of October 4, 2013.


C. Ryan Sparks, Notary Public

My Commission Expires: December 15, 2014



Real Estate Sales Validation Form

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

Grantor's Name Sheila M Mason
Mailing Address 3996 Guilford Road
Bhm AL 35242

Grantee's Name Thomas Slogner
Mailing Address Brenda B Slogner
3996 Guilford Road
Birmingham AL 35242

Property Address 3996 Guilford Road
Bhm AL 35242

Date of Sale 10/4/13
Total Purchase Price \$ 212,000
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 _____

Print C Ryan Sparks

☐ Unattested

Sign _____

(verified by)

(Grantor/Grantee/Owner/Agent) circle one

