

Send tax notice to:

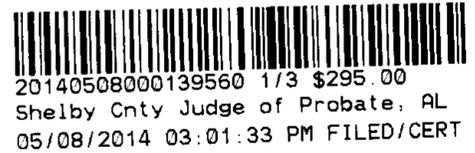
JASON R. THOMAS
5615 CANONGATE LANE
BIRMINGHAM, AL, 35242

STATE OF ALABAMA
Shelby COUNTY

This instrument prepared by:
CHARLES D. STEWART, JR.
Attorney at Law
4898 Valleydale Road, Suite A-2
Birmingham, Alabama 35242

2014140

WARRANTY DEED



KNOW ALL MEN BY THESE PRESENTS:

That in consideration of Six Hundred Seventy-Five Thousand and 00/100 Dollars (\$675,000.00) **the amount which can be verified in the Sales Contract between the two parties** in hand paid to the undersigned, CHARLES M. THOMPSON and WILMA L. THOMPSON, HUSBAND AND WIFE **whose mailing address is:**

1401 Doug Baker Blvd, Ste 107-135, Birmingham AL 35242
(hereinafter referred to as "Grantors") by JASON R. THOMAS **whose mailing address is: 5615 CANONGATE LANE BIRMINGHAM, AL 35242** (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 19, ACCORDING TO THE AMENDED MAP OF GREYSTONE, FIRST SECTOR, PHASE VII, AS RECORDED IN MAP BOOK 17, PAGE 53, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.

TOGETHER WITH THE NON-EXCLUSIVE EASEMENT TO USE THE PRIVATE ROADWAYS, COMMON AREAS, AND HUGH DANIEL DRIVE, ALL AS MORE PARTICULARLY DESCRIBED IN THE GREYSTONE RESIDENTIAL DECLARATION OF COVENANTS, CONDITIONS, AND RESTRICTIONS, DATED NOVEMBER 6, 1990 AND RECORDED IN REAL 317, PAGE 260 IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA AND ALL AMENDMENTS THERETO (WHICH TOGETHER WITH ALL AMENDMENTS THERETO, IS HEREINAFTER COLLECTIVELY REFERRRED TO AS THE "DECLARATION")

SUBJECT TO:

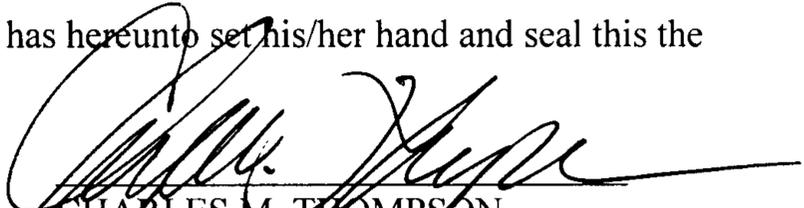
1. TAXES FOR THE YEAR BEGINNING OCTOBER 1, 2013 WHICH CONSTITUTES A LIEN BUT ARE NOT YET DUE AND PAYABLE UNTIL OCTOBER 1, 2014.
2. RESTRICTIONS AND NOTES AS SET OUT IN MAP BOOK 17, PAGE 53 AND MAP BOOK 19, PAGE 131.
3. NOTICE IS HEREBY GIVEN THAT THE RECORDED SUBDIVISION MAP, AS RECORDED IN MAP BOOK 17, PAGE 53, CONTAINS ON THE FACE OF SAME A STATEMENT PERTIANING TO NATURAL LINE SINKS, NO LIABILITY IS ASSUMED HEREUNDER FOR SAME.
4. RESTRICTIONS, RIGHTS AND RELEASE OF DAMAGES AS RECORDED IN INST. NO. 1994-08407.
5. COVENANTS, CONDITIONS, RESTRICTIONS, LIMITATIONS, EASEMENTS AND LIENS FOR ASSESSMENTS SET FORTH IN INSTRUMENT RECORDED IN REAL VOLUME 317, PAGE 260; REAL VOLUME 379, PAGE 1; INST. NO. 1993-8657; INST. NO. 1993-16615; INST. NO. 1993-23669 & INST. NO. 1996-2651.
6. AGREEMENT WITH ALABAMA POWER COMPANY RELATING TO ELECTRICAL FACILITIES AS RECORDED UNDER INST. NO. 1994-1192.
7. AGREEMENT WITH ALABAMA POWER COMPANY RELATING TO UNDERGROUND RESIDENTIAL DISTRIBUTION SYSTEM AS RECORDED IN DEED BOOK 305, PAGE 637.
8. TERMS, AGREEMENTS AND RIGHT OF WAY TO ALABAMA POWER COMPANY AS RECORDED IN REAL VOLUME 350, PAGE 206.
9. AMENDED AND RESTATED RESTRICTIONS AND COVENANTS IN REAL VOLUME 265, APGE 96.
10. COVENANT AND AGREEMENT FOR WATER SERVICES IN REAL VOLUME 235, PAGE 574 AND AMENDED BY AGREEMENT AS SET OU TIN INST. NO. 1993-20840.
11. RECIPROCAL EASEMENT AND AGREEMENT PERTAINING TO ACCESS AND ROADWAY EASEMENT IN REAL VOLUME 312, PAGE 274 AND FIRST AMENDMENT IN REAL VOLUME 317, PAGE 253 AND SECOND AMENDMENT IN INST. NO. 1993-3124.

\$400,000.00

~~\$447,000.00~~ 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 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 24th day of April, 2014.

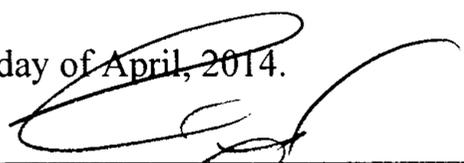

CHARLES M. THOMPSON

WILMA L. THOMPSON

STATE OF ALABAMA
COUNTY OF SHELBY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that CHARLES M. THOMPSON and WILMA L. THOMPSON, whose name 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, he/she/they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this the 24th day of April, 2014.


Notary Public

Print Name: Charles J. Stewart

Commission Expires:

4-30-14



20140508000139560 2/3 \$295.00
Shelby Cnty Judge of Probate, AL
05/08/2014 03:01:33 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 Charles Thompson
Mailing Address 1401 Doug Baker Blvd
Sta 107-135
Birmingham AL 35242

Grantee's Name Jason Thomas
Mailing Address 5115 Canongate Ln
Birmingham AL
35242

Property Address 5115 Canongate Ln
Birmingham AL
35242

Date of Sale 4-29-14
Total Purchase Price \$ 675,000
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 4-29-14

Print Heather Nelson

Unattested (verified by)

Sign Heather Nelson (Grantor/Grantee/Owner/Agent) circle one

Form RT-1

SWORN TO AND SUBSCRIBED BEFORE ME THIS THE 29 DAY OF April, 2014.

Notary Public seal for Charles D. Stewart, Notary Public, State of Alabama, Commission Expires April 30, 2016.