


THIS INSTRUMENT PREPARED BY:
The Evans Law Firm P.C.
1736 Oxmoor Road
Suite 101
Birmingham, AL 35209

Send Tax Notice To:
The Doris Parks Trust
c/o Doris Lee Parks
5526 Lakes Edge Drive
Birmingham, AL 35242

STATE OF ALABAMA)
COUNTY OF SHELBY)


20140603000166790 1/4 \$37.00
Shelby Cnty Judge of Probate, AL
06/03/2014 10:57:52 AM FILED/CERT

STATUTORY WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, that in consideration of Ten Dollars (\$10.00) to the undersigned, Doris Lee Parks and Thomas Allen Parks ("Grantors"), in hand paid by Doris Lee Parks ("Grantee"), the receipt of which is hereby acknowledged, the said Grantors do by these presents, grant, bargain, sell and convey unto Grantee, their interest in fee simple, the following described real estate, situated in Shelby County, Alabama, to-wit:

Lot 23, according to the Amended Final Record Plat of Greystone Farms, Lake's Edge Sector, as recorded in Map Book 21 page 79 in the Probate Office of Shelby County, Alabama; being situated in Shelby County, Alabama.

Subject to: (1) General and special taxes or assessments for 1999 and subsequent years not yet due and payable; (2) Easements as shown by recorded plat; (3) Building setback lines as set out in restrictions set out in Inst. #1995-16401, and 1st Amendment recorded in Inst. #1996-1432 and 2nd Amendment recorded as Inst. #1996-21440 and 3rd Amendment recorded in Inst. No. 1997-2587; 4th Amendment recorded in Inst. 1998-10062; 5th Amendment recorded in Inst. 1998-30335; and in Map Book 20, page 106 and Map Book 21 page 79; (4) Declarations, Covenants and Restrictions as to Greystone Farms as set out in Inst. #1995-16401, and 1st Amendment recorded in Inst. #1996-1432, and 2nd Amendment recorded as Inst. #1996-21440 and 3rd Amendment recorded in Inst. #1997-2587 and 4th Amendment recorded in Inst. #1998-10062; 5th Amendment recorded in Inst. #1998-30335; (5) 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 121 page 294 and Deed Book 60 page 260 in Probate Office; (6) Restrictions, limitations and conditions as set out in Map Book 21 page 79 and Map Book 20 page 106; (7) Easement(s) to Bellsouth Communications as shown by instrument recorded as Instrument #1995-7422; (8) Amended and Restated restrictive covenants including building 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 Probate Office, and which said building setback lines and dense buffer are shown on survey of Paragon Engineering, Inc. dated 7/14/94; (9) Shelby Cable Agreement recorded in Real 350 page 545; (10) 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

Shelby County, AL 06/03/2014
State of Alabama
Deed Tax: \$14.00

Instrument #1992-20786, as further modified by Agreement recorded as Instrument #1993-20840; (11) Right of way from Daniel Oak Mountain Limited to Shelby County recorded on July 13, 1994, as Instrument No. 1994-21963; (12) Development Agreement between Daniel Oak Mountain Limited Partnership, Greystone Residential Association, Inc., Greystone Ridge, Inc. and United States Fidelity and Guaranty Company as Instrument No. 1994-22318 and 1st Amendment recorded in Inst. #1996-0530, and 2nd Amendment recorded as Inst. #1998-16170; (13) Greystone Farms Reciprocal Easement Agreement as set out as Instrument #1995-16400; (14) Greystone Farms Community Center Property Declaration of Covenants, Conditions and Restrictions recorded as Instrument #1995-16403, in the Probate Office of Shelby County, Alabama.

Together with all the rights, tenements, hereditaments and appurtenances thereto belonging or in any way appertaining.

This conveyance is subject to:


- 1) All easements, restrictions and encumbrances of record.
- 2) Ad valorem taxes for the 2014 tax year and all subsequent years.

TO HAVE AND TO HOLD, to the said Grantee, in fee simple, its heirs and assigns forever.



And the Grantors do for themselves and for their heirs, executors, and administrators covenant with the said Grantee, its heirs and assigns, that they are lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that they have a good right to sell and convey the same as aforesaid; that they and their heirs, executors, and administrators shall warrant and defend the same to the said Grantee, its heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, Doris Lee Parks and Thomas Allen Parks, by his attorney-in-fact, Doris Lee Parks, who are authorized to execute this conveyance, have hereto set their signatures and seals this the 15 day of May, 2014.

DORIS LEE PARKS

 (Seal)
Doris Lee Parks

THOMAS ALLEN PARKS

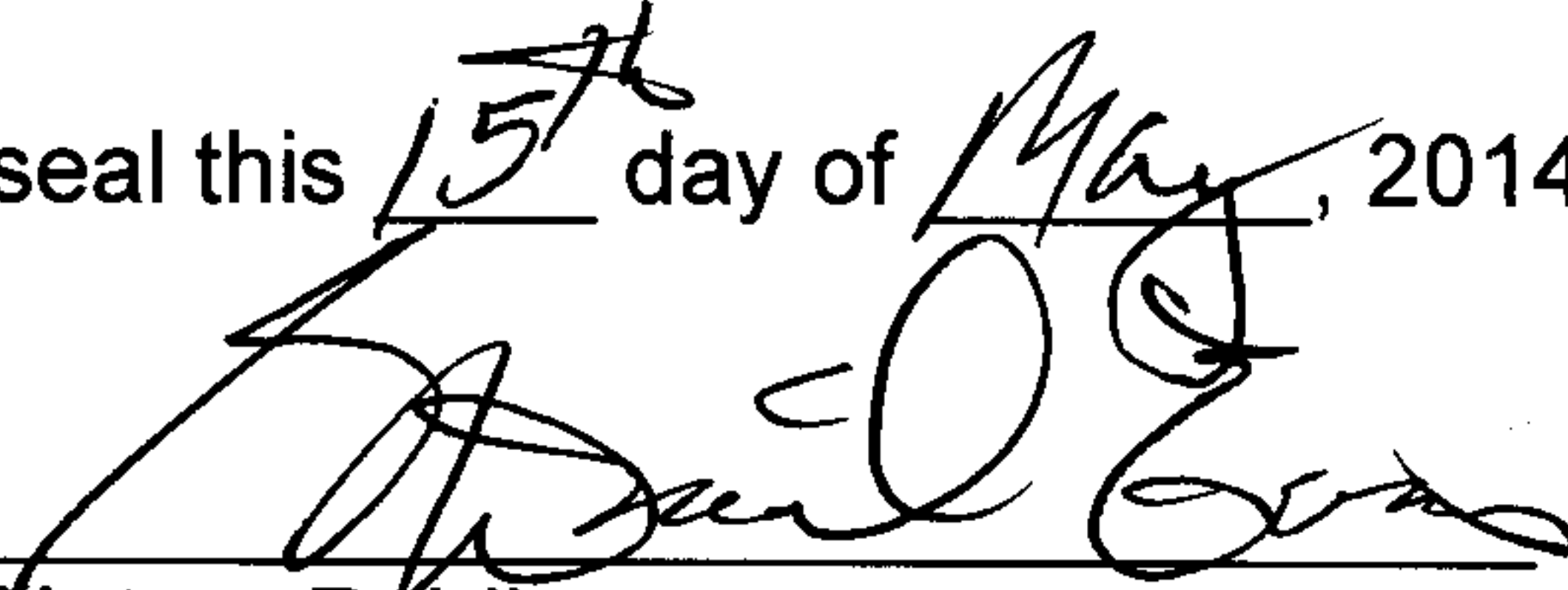

 (Seal)
Attorney-in-fact for Thomas Allen Parks
Doris Lee Parks

STATE OF ALABAMA)
COUNTY OF JEFFERSON)

I, the undersigned, a Notary Public in and for said County and State, hereby certify

that Doris Lee Parks, individually and as the Attorney-in-Fact for Thomas Allen Parks, 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, with full authority, executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 15th day of May, 2014.


Notary Public

[SEAL]

My commission expires:

10/23/17



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Real Estate Sales Validation Form*This Document must be filed in accordance with Code of Alabama 1975, Section 40-22-1*

Grantor's Name	<u>Doris Lee Parks, Thomas Allen</u>	Grantee's Name	<u>Doris Lee Parks</u>
Mailing Address	<u>5526 Lakes Edge Drive</u>	Mailing Address	<u>5526 Lakes Edge Drive</u>
	<u>Birmingham, AL 35242</u>		<u>Birmingham, AL 35242</u>

Property Address	<u>5526 Lakes Edge Drive</u>	Date of Sale	<u>5/15/14</u>
	<u>Birmingham, AL 35242</u>	Total Purchase Price \$	<u> </u>
		or	
		Actual Value \$	<u> </u>
		or	
		Assessor's Market Value \$	<u>27,320.00 1/2 = 13,660</u>

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)

<input type="checkbox"/> Bill of Sale	<input type="checkbox"/> Appraisal
<input type="checkbox"/> Sales Contract	<input checked="" type="checkbox"/> Other Tax Assessor's Office
<input type="checkbox"/> 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 5/1/14

Print G. DANIEL EVANS

Unattested

Sign

(verified by)

(Grantor/Grantee/Owner/Agent) circle one

Form RT-1



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