

Name: Gregg Harold Mayo
Address: 401 Eaton Road
Birmingham, Alabama 35242

Name Larry L. Halcomb
Attorney at Law
Address 15 Office Park Circle, Suite #100
Birmingham, AL 35223

20140617000182740 1/3 \$210.00
Shelby Cnty Judge of Probate, AL
06/17/2014 10:02:59 AM FILED/CERT

That in consideration of One hundred ninety thousand and no/100 (\$190,000.00) DOLLARS to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged, I or we,

(herein referred to as grantor, whether one or more) grant, bargain, sell and convey unto

(herein referred to as grantee, whether one or more), the following described real estate situated in **Shelby** County, Alabama to-wit:

Lot 29, according to the Amended Map of Greystone Village Phase 2, as recorded in Map Book 19, page 13, in the Probate Office of Shelby County, Alabama.

Minerals and mining rights excepted.

Subject to Taxes for 2014.

Subject to items on attached Exhibit "A".

Subject property is not the homestead of Kyle T. Mayo nor his spouse.

TO HAVE AND TO HOLD to the said GRANTEE, his, her or their heirs and assigns forever.

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

IN WITNESS WHEREOF, we have hereunto set our hands and seal, this 13th day of June, 2014.


_____(Seal) BY: Kyle T. Mayo (Seal)

**STATE OF ALABAMA }
JEFFERSON COUNTY }** **General Acknowledgment**

I, Larry L. Halcomb, a Notary Public in and for said County, in said State, hereby certify that **Kyle T. Mayo, a married man**, 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 he executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 13th day of June A.D., 2014.

this 13th day of June A.D., 2014.



Notary Public - Larry L. Halcomb
My Commission expires: 1/23/2018

(Seal)

Shelby County, AL 06/17/2014
State of Alabama
Deed Tax:\$190.00

EXHIBIT "A"

Building setback line as shown by Restrictive Covenants recorded in Instrument 1994-12222 in the Probate Office of Shelby County, Alabama.

Public easements as shown by recorded map including a 7 ½ foot easement along the Northerly side of lot in said Probate Office.

Transmission line permit to Alabama Power Company as shown by instrument recorded in Deed Book 138, page 538 in the Probate Office of Shelby County, Alabama.

Title to all minerals within the 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 in the Probate Office of Shelby County, Alabama.

Restrictions, Covenants and Conditions as shown by recorded Map.

Sanitary sewer easement to the Water Works Board of the City of Birmingham as recorded in Instrument 1993-20842, in the Probate Office of Shelby County, Alabama.

Amended and Restate Greystone Village Declaration of Protective Covenants, Conditions and Restrictions as recorded in Instrument 1994-12222 and 1st Amendment recorded in Instrument 1995-16397, 2nd Amendment recorded in Instrument 1996-08823, 3rd Amendment recorded in Instrument 2001-57314, 4th Amendment recorded in Instrument 20040219000086600 and 5th Amendment recorded in Instrument 20040219000086650, amended in Instrument 20100416000117070 in the Probate Office of Shelby County, Alabama, but omitting any covenant or restriction based on race, color, religion, sex, handicap, familial status, or national origin.

Articles of Incorporation of Greystone Village Owners Association, recorded in Instrument 1993-20847, in the Probate Office of Shelby County, Alabama.

Rights of others to use of Hugh Daniel Drive as described in instrument recorded in Deed Book 301, page 799 in the Probate Office of Shelby County, Alabama.

Covenant and Agreement for water service as set out in agreement recorded in Real 235, page 574 and as Instrument 1993-20840 and Instrument 1992-20786 in the Probate Office of Shelby County, Alabama.

Amended and Restated Restrictions or Covenants recorded in Real 265, page 96, in the Probate Office of Shelby County, Alabama.

Easement Agreement between Daniel Oak Mountain Limited Partnership and School House Properties, an Alabama general partnership as set out in Instrument 1993-22440 in the Probate Office of Shelby County, Alabama.

Release of Damages as recorded in Instrument 1996-05214, in the Probate Office of Shelby County, Alabama.

Restrictions or Covenants recorded in Instrument 2001/57314, in the Probate Office of Shelby County, Alabama, but omitting any covenant or restriction based on race, color, religion, sex, handicap, familial status, or national origin.

Release of Damages as recorded in Instrument 1995-32995, in the Probate Office of Shelby County, Alabama.



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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	Kyle T. Mayo	Grantee's Name	Gregg Harold Mayo
Mailing Address	401 Eaton Road Birmingham, Alabama 35242	Mailing Address	401 Eaton Road Birmingham, Alabama 35242
Property Address	401 Eaton Road Birmingham, Alabama 35242	Date of Sale	June 13, 2014
		Total Purchase Price	\$190,000.00
		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)

<input type="checkbox"/>	Bill of Sale	<input type="checkbox"/>	Appraisal
<input type="checkbox"/>	Sales Contract	<input type="checkbox"/>	Other
<input checked="" type="checkbox"/>	Closing Statement		

If the conveyance document presented for recordation contains all 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: June 13, 2014

Print: Larry L. Halcomb

☐ Unattested

Sign :

Agent

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