

THIS INSTRUMENT PREPARED BY:
F. Wayne Keith
Law Offices of F. Wayne Keith PC
120 Bishop Circle
Pelham, Alabama 35124


20140805000241970 1/3 \$24.50
Shelby Cnty Judge of Probate, AL
08/05/2014 10:54:54 AM FILED/CERT

_____[Space Above This Line For Recording Data]_____

WARRANTY DEED
Joint tenants with right of survivorship

STATE OF ALABAMA
SHELBY COUNTY

KNOW ALL MEN BY THESE PRESENTS, That in consideration of **Two Hundred Thirty One Thousand and no/100's Dollars (\$231,000.00)** to the undersigned grantor,

Julia Duck, an unmarried woman

in hand paid by the grantee herein, the receipt whereof is hereby acknowledged the said grantors grant, bargain, sell and convey unto

Robert A. Noel and Pamela M. Noel

as joint tenants with right of survivorship, the following described real estate situated in Shelby County, Alabama, to-wit:

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

Subject to:

- 1. Taxes for the year 2014 and subsequent years.**
- 2. Easement(s), building line(s) and restriction(s) as shown on recorded map.**
- 3. Title to all minerals within and underlying the premises, together with all mining rights and other rights, privileges and immunities relating thereto, including release of damages.**
- 4. Restrictions and covenants appearing of record in Inst. No. 1995-33367 and Inst. No. 1996-8823.**
- 5. Agreement with Shelby Cable recorded in Inst. No. 1997-33476.**
- 6. Building setback line as shown by restrictive covenants recorded in Inst. No. 1994-12222.**
- 7. Transmission line permit to Alabama Power Company as shown by instrument recorded in Deed Book 138, Page 538.**
- 8. Sanitary sewer easement to the Water Works Board of the City of Birmingham as recorded in Inst. NO. 1993-20842.**
- 9. Amended and restated Greystone Village Declaration of Protective Covenants, Conditions and Restrictions as recorded in Inst. No. 1994-12222 and 1st Amendment recorded in Inst. No. 1995-16397.**
- 10. Articles of Incorporation of Greystone Village Owners Association as recorded in Inst. No. 1993-20847.**
- 11. Rights of others to use of Hugh Daniel Drive as recorded in Deed Book 301, Page 799.**
- 12. Covenant and Agreement for Water Service as set out in agreement recorded in Real 235, Page 574 and Inst. No. 1993-20840 and Inst. No. 1992-20786.**
- 13. Amended and restated restrictions or covenants recorded in Real 265, Page 96.**
- 14. Easement agreement between Daniel Oak Mountain Limited Partnership and School House Properties recorded in Inst. No. 1993-22440.**

Shelby County, AL 08/05/2014
State of Alabama
Deed Tax:\$4.50

\$226,816.00 of the above consideration is paid by a Purchase Money Mortgage filed simultaneously herewith.

TO HAVE AND TO HOLD, to the said grantees as joint tenants, with right of survivorship, their heirs and assigns, forever; it being the intention of the parties to this conveyance, that (unless the joint tenancy hereby created is severed or terminated during the joint lives of the grantees herein) in the event one or more grantees herein survives the other, the entire interest in fee simple shall pass to the surviving grantee, and if one does not survive the other, then the heirs and assigns of the grantees herein shall take as tenants in common.

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 of 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, I have hereunto set my hand and seal, this the 30th day of July, 2014.

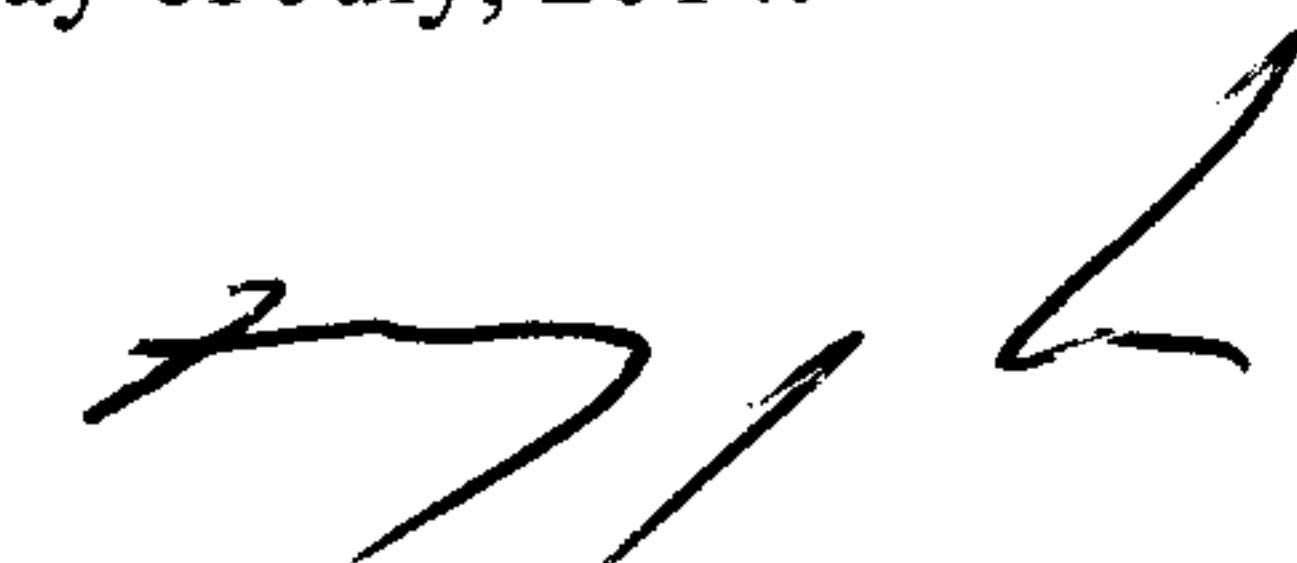
WITNESS:


Julia Duck

STATE OF ALABAMA
SHELBY COUNTY

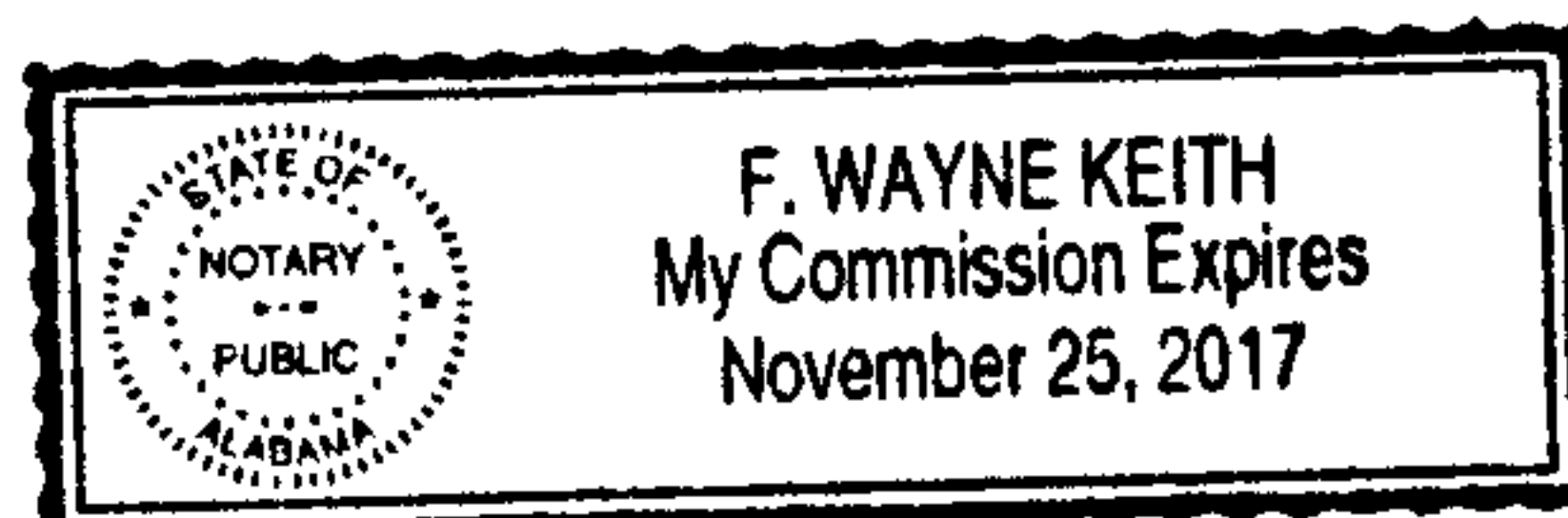
I, the undersigned, a Notary Public in and for said County, in said State hereby certify that Julia Duck, whose name is signed to the foregoing conveyance and who is known to me, acknowledged before me, that, being informed of the contents of the conveyance, she executed the same voluntarily on the day the same bears date.

Given under my hand and seal this the 30th day of July, 2014.



Notary Public

SEND TAX NOTICE TO:
Robert A. Noel
308 Eaton Circle
Birmingham, Alabama 35242




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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

Grantors' Name: Julia Duck
Mailing Address : 2026 Kirkman Drive
Birmingham, Alabama 35242
Grantees' Name: Robert A. Noel
Pamela M. Noel
Mailing Address: 308 Eaton Circle
Birmingham, Alabama 35242
Property Address: 308 Eaton Circle
Birmingham, Alabama 35242

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Date of Transfer: July 30, 2014

Total Purchase Price \$231,000.00

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	Appraisal
x	Sales Contract	Other
x	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.

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: July 30, 2014

x

Sign

verified by closing agent
F. Wayne Keith Attorney