

Reli Settlement Solutions, LLC  
3595 Grandview Parkway, Suite 600  
Birmingham, Alabama 35243


Send tax notice to:  
Randy W. & Sandy W. Powell  
5018 Greystone Way  
Birmingham, AL 35242

BHM1400503

State of Alabama  
County of Shelby

This instrument prepared by:  
Stewart & Associates, P.C.  
3595 Grandview Pkwy, #645  
Birmingham, Alabama 35243

**WARRANTY DEED**

  
20141007000313970 1/5 \$141.00  
Shelby Cnty Judge of Probate, AL  
10/07/2014 08:52:27 AM FILED/CERT

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of Five Hundred Seventy Five Thousand and 00/100 Dollars (\$575,000.00) in hand paid to the undersigned **Oliver C. Graham and Gala C. Graham, Trustees, or their successors in trust, under the Graham Living Trust, dated September 14, 2012,\* and any amendments thereto** (hereinafter referred to as "Grantors"), by **Randy W. Powell and Sylvia W. Powell** (hereinafter referred to as "Grantees"), the receipt and sufficiency of which are hereby acknowledged, Grantors do, by these presents, grant, bargain, sell, and convey unto Grantees, as joint tenants with right of survivorship, the following described real estate situated in Shelby County, Alabama, to-wit:

Lot 2, according to the Survey of Greystone, 4th Sector, as recorded in Map Book 16, Page 89 A, B & C, in the Probate Office of Shelby County, Alabama; being situated in Shelby County, Alabama.

Together with the nonexclusive 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 (which together with all amendments thereof, is hereinafter collectively referred to as the "Declaration").

\*a copy of which is attached hereto as Exhibit "A"

SUBJECT TO:

ADVALOREM TAXES DUE OCTOBER 01, 2014 AND THEREAFTER.

BUILDING AND SETBACK LINES, RESTRICTIONS, COVENANTS AND CONDITIONS OF RECORD.

MINERAL & MINING RIGHTS NOT OWNED BY THE GRANTORS.

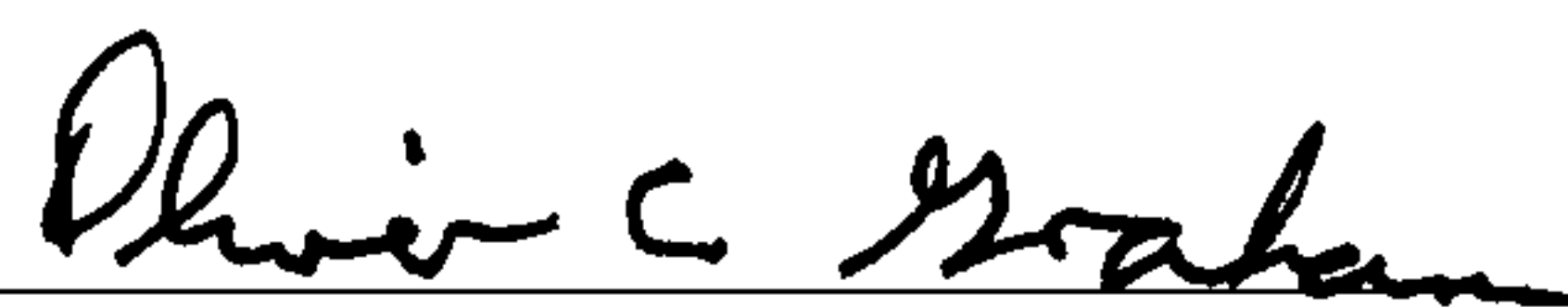
\$460,000.00 OF THE CONSIDERATION WAS PAID FROM THE PROCEEDS OF A MORTGAGE LOAN.

TO HAVE AND TO HOLD to Grantees, as joint tenants, with right of survivorship, their heirs, executors, administrators and assigns forever.

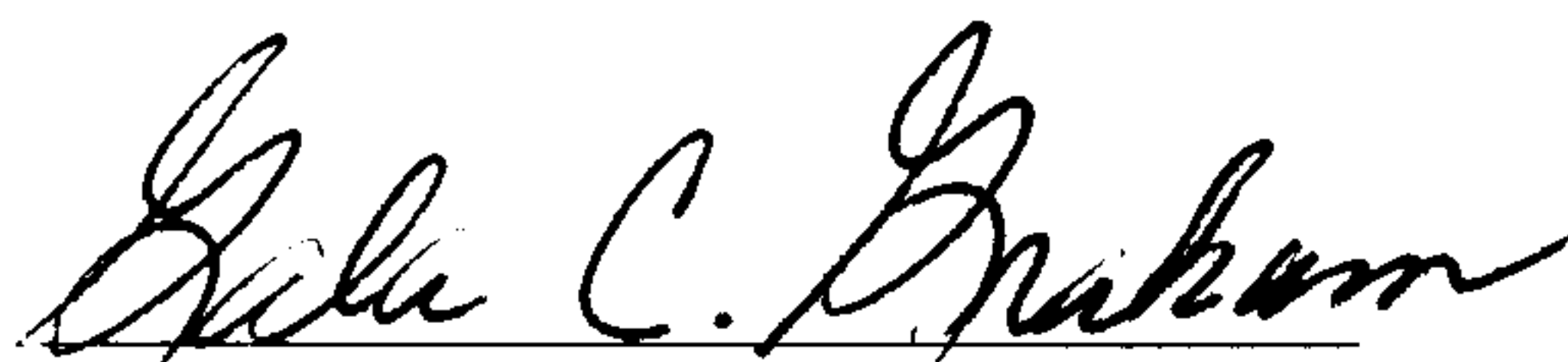
The Grantors do for themselves, their heirs and assigns, covenant with Grantees, their heirs, executors, administrators and assigns, that they are lawfully seized in fee simple of said premises; that they are free from all encumbrances except as noted above; that they have a good right to sell

and convey the same as aforesaid; and that they will, and their heirs, executors, 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, Grantors Oliver C. Graham and Gala C. Graham, Trustees, or their successors in trust, under the Graham Living Trust, dated September 14, 2012 , and any amendments thereto have hereunto set their signatures and seals on October 3, 2014.

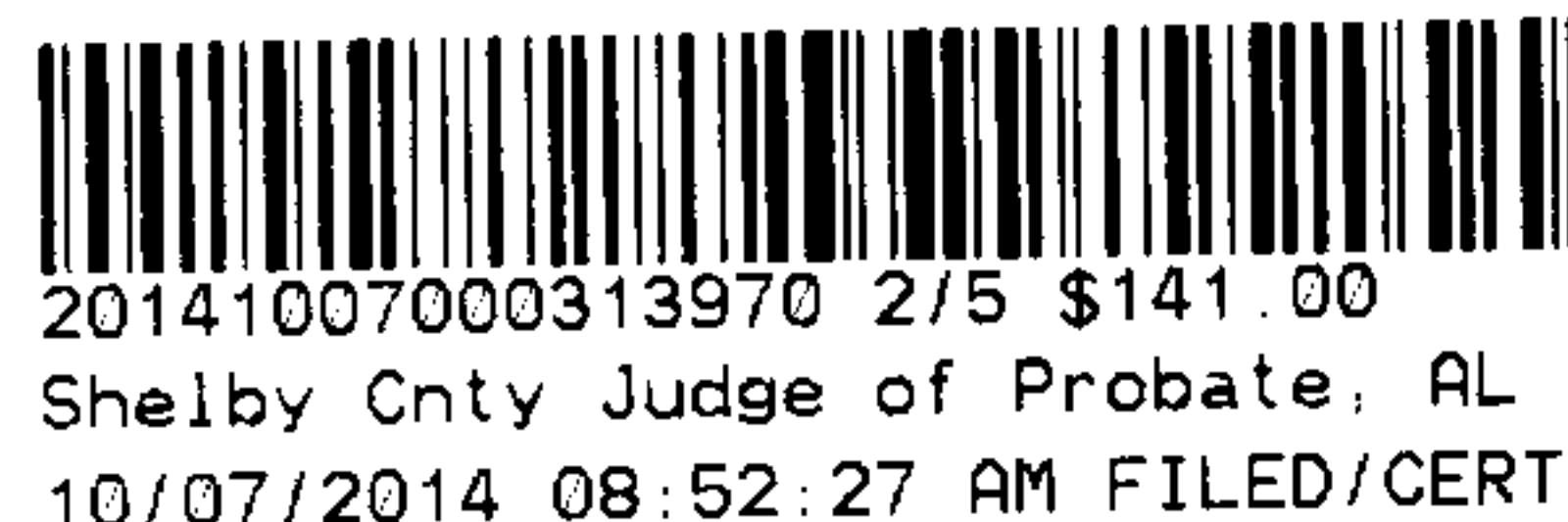


Oliver C. Graham, Trustee  
or his successor in trust, under the  
Graham  
Living Trust



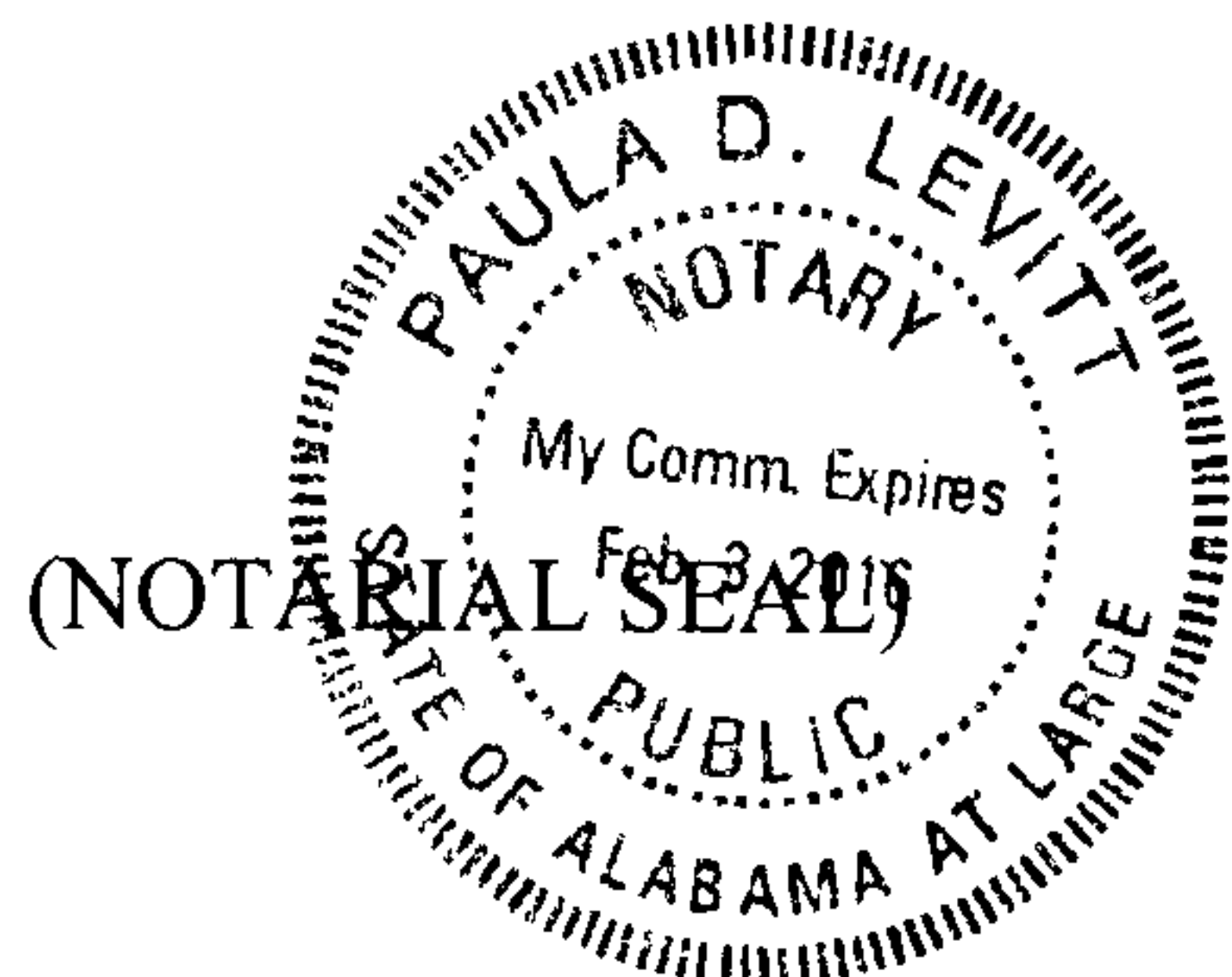
Gala C. Graham, Trustee  
or her successor in trust, under the  
Graham  
Living Trust

STATE OF ALABAMA     )  
                                     :  
COUNTY OF JEFFERSON )



I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Oliver C. Graham and Gala C. Graham, Trustees, or their successors in trust, under the Graham Living Trust, dated September 14, 2012 , and any amendments thereto, whose names are signed to the foregoing instrument, and who are known to me, acknowledged before me on this day, that, being informed of the contents of the said instrument, they, as such trustees, executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this the 3<sup>rd</sup> day of October, 2014.





Notary Public  
Print Name: Paula D Levi  
Commission Expires: 2-3-16



CERTIFIED TO BE  
TRUE COPY OF ORIGINAL


by Jolene England

Exhibit "A"  
**Certification of Trust for the  
Graham Living Trust  
dated September 14, 2012**

Pursuant to Ala Code § 19-3B-1013, this Certification of Trust is signed by all the currently acting Trustees of the Graham Living Trust dated September 14, 2012, who declare:

1. The Grantors are Oliver C. Graham and Gala C. Graham. The trust is revocable by the Grantors, acting jointly and not separately.
2. The Trustees of the trust are Oliver C. Graham and Gala C. Graham. The signature of one Trustee is sufficient to exercise the powers of the Trustee.
3. The tax identification number of the trust is the Social Security number of either Oliver C. Graham or Gala C. Graham.
4. Title to assets held in the trust will be titled as:  
Oliver C. Graham and Gala C. Graham, Trustees of the Graham Living Trust dated September 14, 2012, and any amendments thereto.
5. An alternative description will be effective to title assets in the name of the trust or to designate the trust as a beneficiary if the description includes the name of at least one initial or successor Trustee, any reference indicating that property is being held in a fiduciary capacity, and the date of the trust.
6. Excerpts from the trust document that establish the trust, designate the Trustee, and set forth the powers of the Trustee will be provided upon request. The powers of the Trustees include the power to acquire, sell, assign, convey, pledge, encumber, lease, borrow, manage, and deal with real and personal property interests.
7. The terms of the trust provide that a third party may rely upon this Certification of Trust as evidence of the existence of the trust and is specifically relieved of any obligation to inquire into the terms of this trust or the authority of my Trustee, or to see to the application that my Trustee makes of funds or other property received by my Trustee.
8. The trust has not been revoked, modified, or amended in any way that would cause the representations in this Certification of Trust to be incorrect.

September 14, 2012

  
20141007000313970 3/5 \$141.00  
Shelby Cnty Judge of Probate, AL  
10/07/2014 08:52:27 AM FILED/CERT

Oliver C. Graham  
Oliver C. Graham, Trustee

*Gala C. Graham*

Gala C. Graham, Trustee

STATE OF ALABAMA

)

) ss.

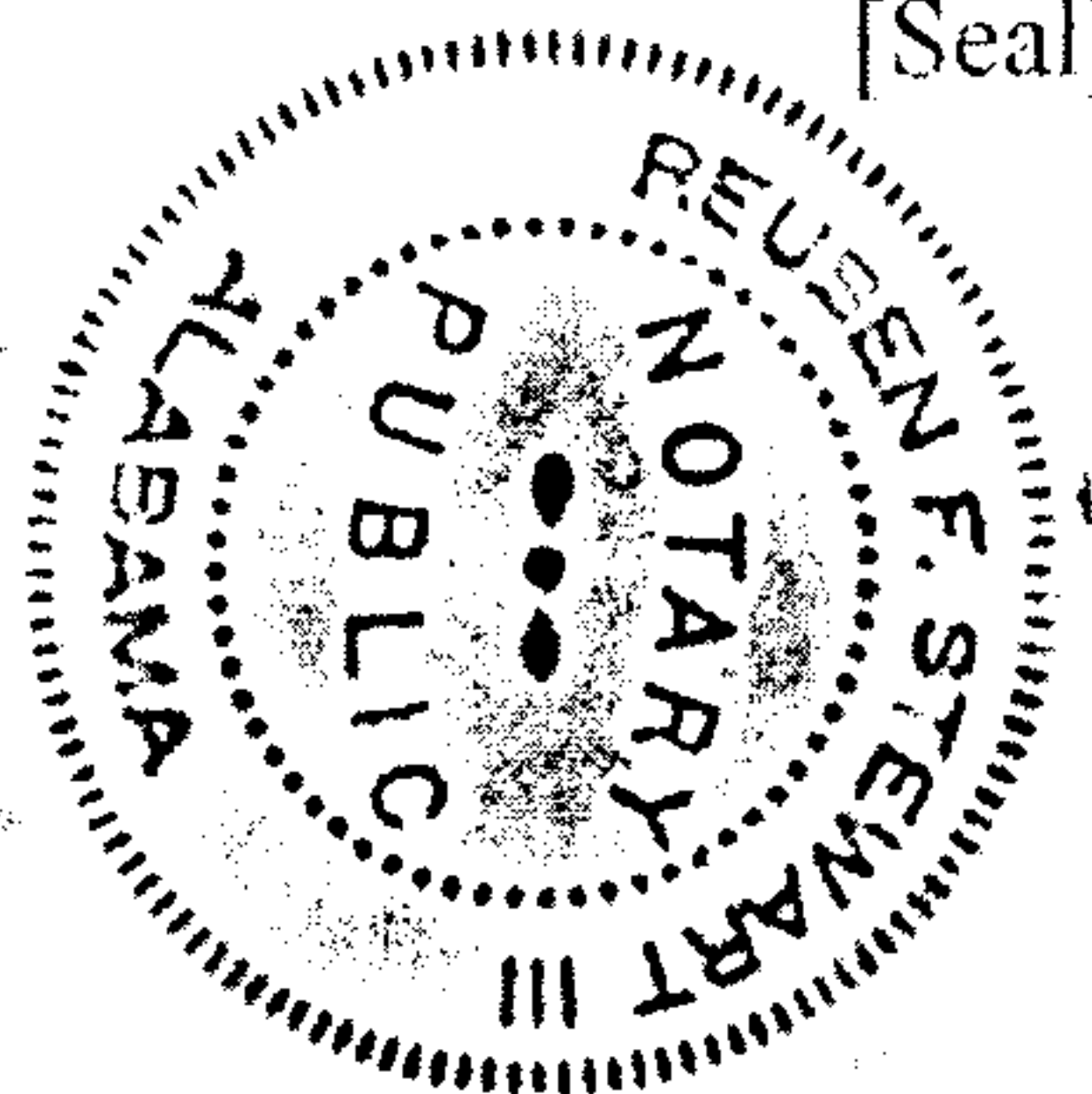
COUNTY OF JEFFERSON

)

On this day, September 14, 2012, before me personally appeared Oliver C. Graham and Gala C. Graham, as Trustees, personally known to me (or proved to me on the basis of satisfactory evidence) to be the individuals whose names are subscribed to the foregoing Certification of Trust, and acknowledged that they executed the same as their voluntary act and deed for the purposes therein contained.

Witness my hand and official seal.

[Seal]



*Reuben F. Stewart III*

Reuben F. Stewart III, Notary Public

1232 Blue Ridge Blvd

Birmingham, Alabama 35226

My commission expires: 12 17 2014



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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: Oliver C. Graham and Gala C. Graham  
Mailing Address: 1020 Danbury Lane  
Birmingham, AL  
35242

Grantee's Name: Randy W. Powell and Sylvia W. Powell  
Mailing Address: 5018 Greystone Way  
Birmingham, AL 35242

Date of Sale: 10/3/2014

Property Address: 5018 Greystone Way  
Birmingham, AL 35242

Total Purchase Price: \$575,000.00  
or

Actual Value: \$ n/a

County: Shelby

or

Assessor's Market Value: \$ n/a

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

☐ Sales Contract

☐ other: \_\_\_\_\_

☒ 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.

BHML400503

## 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: 10/3/2014

Print: Michelle Pouncey

☐ Unattested



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Sign

Michelle Pouncey  
( Grantor / Grantee / Owner / Agent ) Circle One

**Form RT-1**