

This Instrument was Prepared by:

Shannon E. Price, Esq.
P.O. Box 19144
Birmingham, AL 35219

Send Tax Notice To: Emily L. Baker
1200 Berwick Road
Birmingham, AL 35242

WARRANTY DEED

State of Alabama

} Know All Men by These Presents:

Shelby County

That in consideration of the sum of **One Hundred Eighty Five Thousand Dollars and No Cents (\$185,000.00)**, the amount of which can be verified in the Sales Contract between the parties hereto, to the undersigned Grantor (whether one or more), in hand paid by the Grantee herein, the receipt whereof is acknowledged, I or we, **Kristin H. Richardson, n/k/a Kristin H. West and Ernest West, wife and husband, whose mailing address is 4141 Commons Drive West #4326, Destin, FL 32541** (herein referred to as Grantor, whether one or more), grant, bargain, sell and convey unto **Emily L. Baker, whose mailing address is 1200 Berwick Road, Birmingham, AL 35242** (herein referred to as Grantee, whether one or more), the following described real estate, situated in Shelby, County, Alabama, the address of which is **1200 Berwick Road, Birmingham, AL 35242**; to wit:

LOT 50, ACCORDING TO THE SURVEY OF GREYSTONE RIDGE GARDEN HOMES, AS RECORDED I MAP BOOK 16, PAGE 31, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.

\$0.00 of the Purchase Price is being paid by a Mortgage being recorded simultaneously herewith.

Property may be subject to all covenants, restrictions, conditions, easements, liens, set back lines, and other rights of whatever nature, recorded, and/or unrecorded.

Subject to:

All taxes for the year 2015 and subsequent years, not yet due and payable.

Any encroachment, encumbrance, violation, variation, or adverse circumstances affecting title that would be disclosed by an accurate and complete survey of the land.

Rights or claims of parties in possession not shown by the public records.

Any lien, or right to lien, for services, labor, or material heretofore or hereafter furnished, imposed by law, and not shown by the public records.

Such state of facts as shown on subdivision plat recorded in Plat Book 16, Page 31.

Minerals of whatsoever kind, subsurface and surface substances, including but not limited to coal, lignite, oil, gas, uranium, clay, rock, sand and gravel in, on, under and that may be produced from the Land, together with all rights, privileges, and immunities relating thereto, whether or not appearing in the Public Records or listed in Schedule B

Building setbacks as shown in Declaration of Greystone Ridge Covenants, Conditions and Restrictions recorded in Instrument 1992/4720.

Transmission line permit to Alabama Power Company as recorded in Deed Book 141, Page 180; Real 333, Page 201 and Real 377, Page 441.

Rights of others to use of Hugh Daniel Drive, as described in instrument recorded in Deed Book 301, Page 799.

Covenants and agreement for water service as set out in Real 235, Page 574 and amended by agreement recorded in Instrument 1993/20840.

Subject to Covenants, conditions and restrictions (deleting therefrom, any restrictions indicating any preference, limitation or discrimination based on race, color, religion, sex, handicap, family status or national origin) as set forth in the document recorded in Real 265, Page 96 in the Probate Office of Shelby County, Alabama.

Greystone Ridge Garden Home and First Addition to Greystone Ridge Garden Homes Declaration of covenants, conditions and restrictions recorded in Instrument 1992/4720.

Reciprocal Easement Agreement pertaining to access and roadway easements, recorded in Real 312, Page 274, First Amendment recorded in Real 317, Page 253 and 2nd Amendment recorded in Instrument 1993/3124.

Agreement between Daniel Oak Mountain Limited Partnership and Shelby Cable, Inc., recorded in Real 350, Page 545.

Greystone Residential Declaration of Covenants, Conditions and Restrictions recorded in Real 317, Page 260, amended by Real 319, Page 235 and by First Amendment to Restrictions,

recorded in Real 346, Page 742; Second Amendment recorded in Real 378, Page 904; Third Amendment recorded in Real 397, Page 958; Fourth Amendment recorded in Instrument 1992/17890; Fifth Amendment recorded in Instrument 1993/3123; Sixth Amendment recorded in Instrument 1993/10163; Seventh Amendment recorded in Instrument 1993/16982; Eighth Amendment recorded in Instrument 1993/20968; Ninth Amendment recorded in Instrument 1993/32840; Tenth Amendment recorded in instrument 1994/23329; Eleventh Amendment recorded in Instrument 1995/08111; Twelfth Amendment recorded in Instrument 1995/24267; Thirteenth Amendment recorded in Instrument 1995/34231; Fourteenth Amendment recorded in Instrument No. 1996/19860; Fifteenth Amendment recorded in Instrument No. 1996/37514; Sixteenth Amendment recorded in Instrument No. 1996/39737; Seventeenth Amendment recorded in Instrument 1997/02534; Eighteenth Amendment recorded in Instrument No. 1997/17533; Nineteenth Amendment recorded in Instrument No. 1997/30081.

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

And I (we) do for myself (ourselves) and for my (our) heirs, executors and administrators covenant with the said Grantees, their heirs and assigns, that I am (we are) lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that I (we) have a good right to sell and convey the same as aforesaid; that I (we) will and my (our) 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 person.

IN WITNESS WHEREOF, I (we) have hereunto set my (our) hand(s) and seal(s) this the 2nd day of June, 2015.

Kristin H. West Ernest West
Kristin H. Richardson, n/k/a Kristin H. West Ernest West

State of Florida
Okaloosa } General Acknowledgment
County

I, the undersigned authority, a Notary Public in and for the said County, in said State, hereby certify that Kristin H. Richardson, n/k/a Kristin H. West and Ernest West, wife and husband, whose names are signed to the foregoing conveyance, and who are known to me, acknowledged before me on this day, that, being informed of the contents of the conveyance he/she/they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal, this the 2nd day of June, 2015.

Sharon Brainerd
Notary Public, State of ~~Alabama~~ Florida
the undersigned authority
Printed Name of Notary
My Commission Expires: _____



Real Estate Sales Validation Form

This Document must be filed in accordance with Code of Alabama 1975, Section 40-22-1

Grantor's Name	Kristin H. Richardson, n/k/a Kristin H. West Ernest West	Grantee's Name	Emily L. Baker
Mailing Address	4141 Commons Drive West #4326 Destin, FL 32541	Mailing Address	1200 Berwick Road Birmingham, AL 35242
Property Address	1200 Berwick Road Birmingham, AL 35242	Date of Sale	June 02, 2015
		Total Purchase Price	\$185,000.00
		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)

☐ 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.

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.

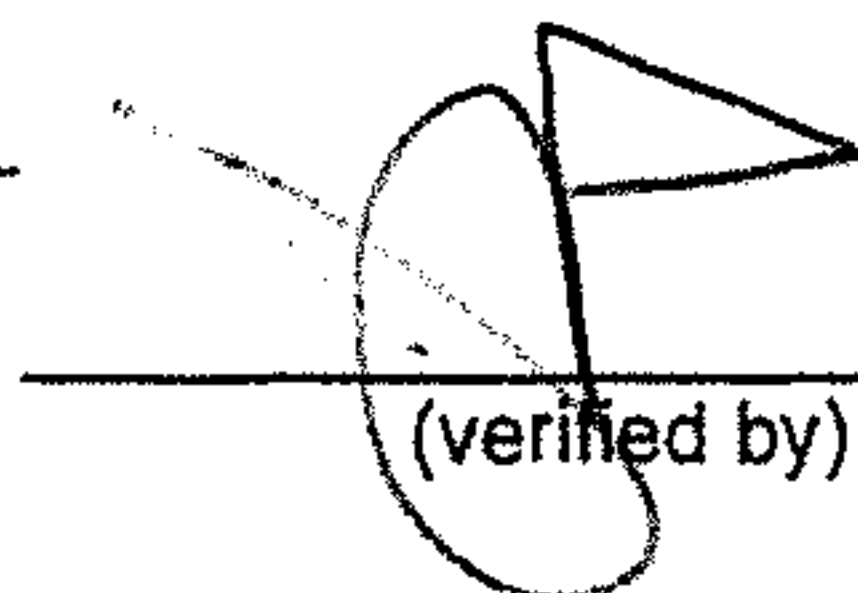
Actual value - if the property is not being sold, the true value of the property, both real and personal, being conveyed by the instrument offered for record. This may be evidenced by an appraisal conducted by a licensed appraiser of the assessor's current market value.

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 01, 2015

Unattested


(verified by)

Print Kristin H. West Ernest West
Sign Kristin H. West Ernest West
(Grantor/Grantee/Owner/Agent) circle one

Form RT-1



Filed and Recorded
Official Public Records
Judge James W. Fuhrmeister, Probate Judge,
County Clerk
Shelby County, AL
06/15/2015 04:05:23 PM
\$205.00 CHERRY
20150615000200260

