

**WARRANTY DEED**

This instrument was prepared by:  
B. Christopher Battles  
3150 Highway 52 West  
Pelham, AL 35124

Send tax notice to:  
Grey Oaks Properties Owner's  
Association, Inc  
1927 1<sup>st</sup> Avenue North, 5<sup>th</sup> Floor  
Birmingham, AL 35203

**STATE OF ALABAMA  
COUNTY OF JEFFERSON**

Know All Men by These Presents: That in consideration of **Ten Dollars and no/100 (\$10.00)**, to the undersigned grantor, in hand paid by the grantee herein, the receipt where is acknowledged, **Grey Oaks Properties, L.L.C.** (herein referred to as grantor, whether one or more), grant, bargain, sell and convey unto **Grey Oaks Properties Owner's Association, Inc.** (herein referred to as grantee, whether one or more) the following described real estate, situated in **Shelby County, Alabama**, to-wit:

**Lot 102B according to the Resurvey of Lots 102 and 103 Grey Oaks, Sector 1 as recorded in Map Book 45 Page 13 in the Probate Office of Shelby County, Alabama.**

Subject to mineral and mining rights if not owned by Grantor.

Subject to existing easements, restrictions, set back lines, rights of way, limitations, if any of record.

This instrument is executed as required by the Articles of Organization and Operating Agreement and same have not been modified or amended.

This deed was prepared without the benefit of title.

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 said grantee, his, her or their heirs and assigns, that I am lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise stated 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 grantee, his, her or their heirs and assigns forever, against the lawful claims of all persons.

In Witness Whereof, the said grantor Grey Oaks Properties, L.L.C., by William G. Sanders, Jr., its Member, who is authorized to execute this conveyance, has hereunto set my hand and seal this 19<sup>th</sup> day of August, 2015.

Shelby County, AL 08/26/2015  
State of Alabama  
Deed Tax: \$44.50

Will. G. Sanders  
Grey Oaks Properties, L.L.C.  
By: William G. Sanders, Jr.  
Its: Member

**STATE OF ALABAMA  
COUNTY OF Jefferson**

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that William G. Sanders, Jr., whose name as Member of **Grey Oaks Properties, L.L.C.**, a limited liability company, 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 this conveyance, he, as such officer and with full authority executed the same voluntarily for and as act of said limited liability company.

Given under my hand and official seal this 19<sup>th</sup> day of August, 2015.

Sharon Curry  
Notary Public  
My Commission Expires: 7/18/16

# Real Estate Sales Validation Form

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

Grantor's Name Grey Oaks Properties, L.L.C.  
Mailing Address 1927 1st Avenue North  
5th Floor  
Birmingham, AL 35203

Grantee's Name Grey Oaks Properties Owner's  
Mailing Address Association  
1927 1st Avenue North, 5th Floor  
Birmingham, AL 35203

Property Address 280 Grey Oaks Drive  
Pelham, AL 35124

Date of Sale 8/19/15

Total Purchase Price \$

or

Actual Value \$

or

Assessor's Market Value \$ 44,220

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)

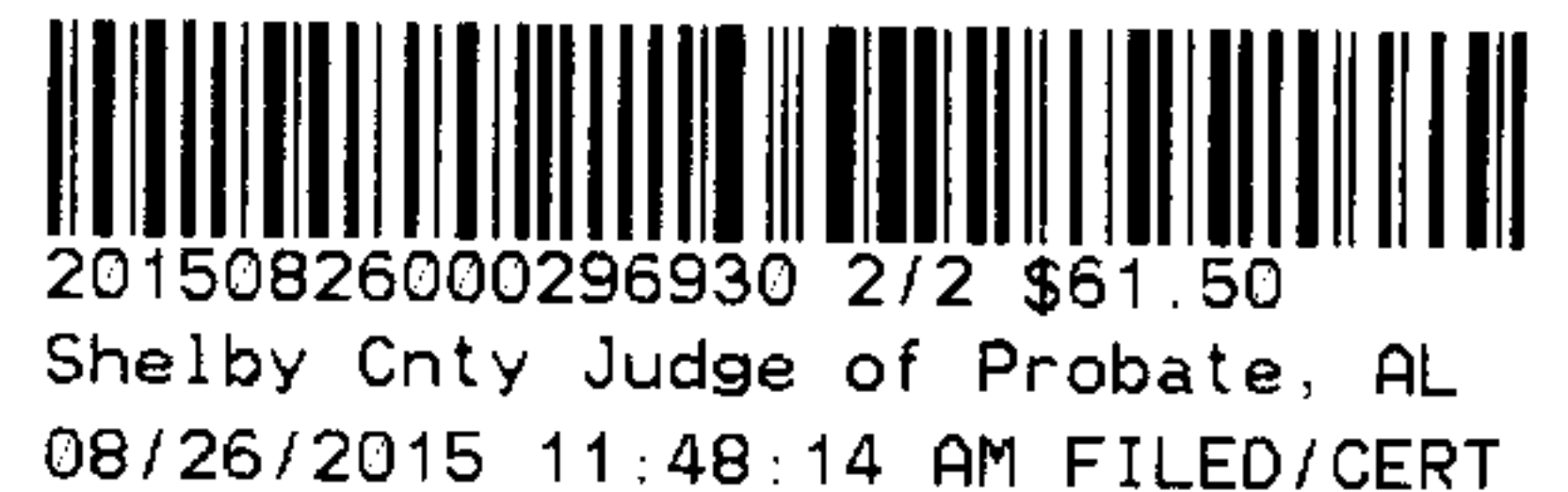
☐ Bill of Sale

☐ Sales Contract

☐ Closing Statement

☐ Appraisal

☒ Other Tax Office



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 8/19/15

Print William G. Sanders, Jr

☒ Unattested

[Signature]

(verified by)

Sign

[Signature]

(Grantor/Grantee/Owner/Agent) circle one

Print Form

Form RT-1