

QUIT CLAIM DEED

20151028000376270 1/3 \$149.00
Shelby Cnty Judge of Probate, AL
10/28/2015 12:47:16 PM FILED/CERT

STATE OF ALABAMA)
SHELBY COUNTY)

KNOWN ALL MEN BY THESE PRESENTS:

This Quit Claim Deed entered into on September ___, 2011, between Emily Pool Vernon, a single woman, hereinafter referred to as ("Grantor"), and Arthur Thomas Vernon, a single man, hereinafter referred to as ("Grantee"),

FOR GOOD AND VALUABLE CONSIDERATION, the receipt and sufficiency which is hereby acknowledged, Grantor hereby REMISES, RELEASES, AND FOREVER QUIT CLAIMS an undivided interest to Arthur Thomas Vernon, all rights, fee simple interest, and claims to the following legal description in Jefferson County, Alabama described as follows:

5138 English Turn, Birmingham, Alabama 35242.

Subject to all restrictions, reservations, rights, easements, rights-of-way, provisions, covenants, terms, conditions, and building set back lines of record.

Subject property is located in Shelby County.

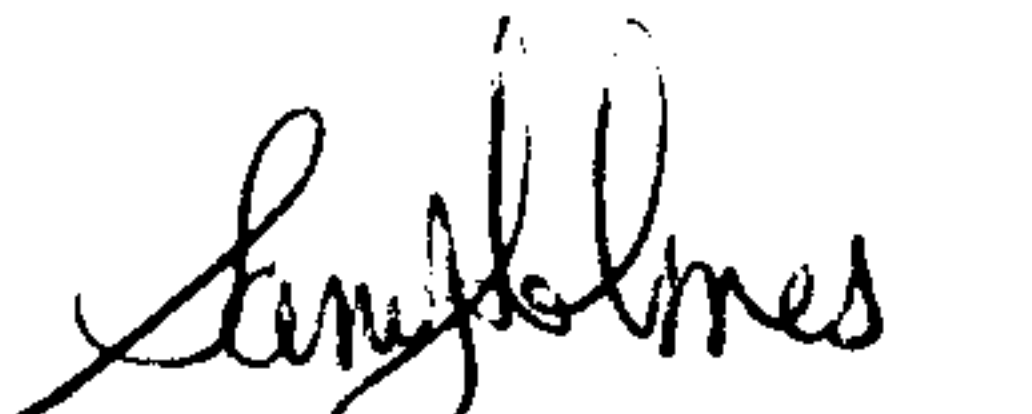
See Attachment for specific legal description: See Exhibit A

TO HAVE AND TO HOLD to said grantees, their heirs and assigns forever

AND THE GRANTOR does for herself and for her heirs, executors, and administrators, covenants with the said Grantees, their heirs and assigns, that she is lawfully seized in fee simple of said premises; that it is free from all encumbrances, except as herein stated, she has a good right to sell and convey the same as aforesaid; that she will and her 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.

THIS DEED WAS PREPARED WITHOUT THE BENEFIT OF A TITLE SEARCH AND THE PREPARER MAKES NO WARRANTIES THEREOF.

IN WITNESS WHEREOF, I have hereunto set my hand(s) and seal(s), this the 7 day of September, 2011.


WITNESS


Emily Pool Vernon

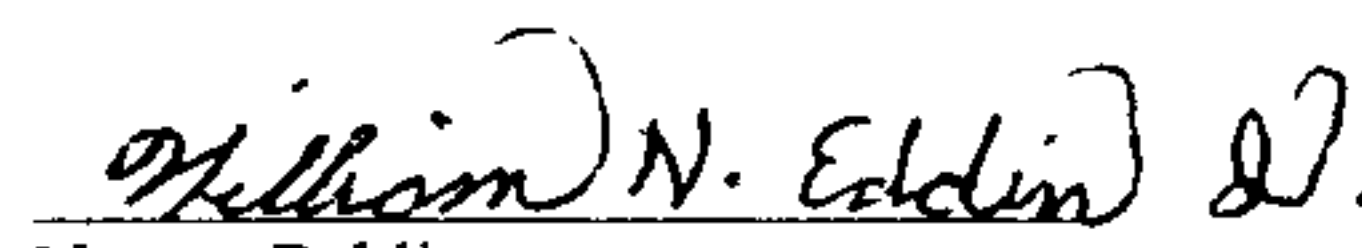
Shelby County, AL 10/28/2015
State of Alabama
Deed Tax: \$129.00

WITNESS

STATE OF ALABAMA)
JEFFERSON COUNTY)

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Emily Pool Vernon, 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 she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 7 day of September, 2011.


Notary Public
My commission expires 7 21 013.

THIS INSTRUMENT PREPARED BY:
HOLMES LAW FIRM, L.L.C.
Post Office Box 11082
Birmingham, Alabama 35202
Telephone: (205) 591-7821

Exhibit A

This Instrument Prepared By:
Walter Fletcher
Dominick, Fletcher, Yeilding,
Wood & Lloyd, P.A.
2121 Highland Avenue
Birmingham, Alabama 35205

Send Tax Notice To:
Arthur Thomas Vernon
Emily P. Vernon
5138 English Turn
Birmingham, Alabama 35242

20151028000376270 2/3 \$149.00
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STATE OF ALABAMA)
COUNTY OF SHELBY)

**STATUTORY WARRANTY DEED
JOINT TENANTS WITH RIGHT OF SURVIVORSHIP**

KNOW ALL MEN BY THESE PRESENTS, that in consideration of One Hundred Eighty Five Thousand Dollars (\$185,000.00) to the undersigned Greystone Lands, Inc., an Alabama corporation ("Grantor"), in hand paid by Arthur Thomas Vernon and Emily P. Vernon ("Grantee"), the receipt of which is hereby acknowledged, the said Grantor does by these presents, grant, bargain, sell and convey unto Grantee, as joint tenants with right of survivorship, the following described real estate, situated in Shelby County, Alabama, to-wit:

Lot 36, according to the Amended Record Plat of Greystone Farms, English Turn Sector, Phase I, as recorded in Map Book 19 page 142 in the Probate Office of Shelby County, Alabama; being situated in Shelby County, Alabama.

Subject to: (1) General and special taxes for 1999 and subsequent years not yet due and payable; (2) Minimum building setback lines, including, specifically, (i) Front Setback, 5 feet, (ii) Rear Setback, 0 feet, and (iii) Side Setback, 0 feet, and public easements as shown by recorded plat, including a 7.5 easement on the northerly side of lot; (3) Building setback lines as shown by Map Book 19, page 142, and as set out in restrictions in Inst. #1995-16401, and 1st Amendment recorded in Inst. #1996-1432 and 2nd Amendment recorded as Inst. #1996-21440 and 3rd Amendment recorded as Inst. #1997-2587 and 4th Amendment recorded as Inst. #1998-10062, and 5th Amendment recorded as Inst. #1998-30335; (4) Declarations, Covenants and Restrictions as to Greystone Farms, as set out in Inst. #1995-16401, and 1st Amendment recorded in Inst. #1996-1432 and 2nd Amendment recorded as Inst. #1996-21440 and 3rd Amendment recorded as Inst. #1997-2587 and 4th Amendment recorded as Inst. #1998-10062, and 5th Amendment recorded as Inst. #1998-30335; (5) Title to all minerals within and 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 and Deed Book 60 page 260 in Probate Office; (6) Restrictions, limitations and conditions as set out in Map Book 19, page 142; (7) Easement(s) to Bellsouth Communications as shown by instrument recorded as Instrument #1995-7422; (8) Amended and Restated restrictive covenants including building setback lines and specific provisions for dense buffer along Hugh Daniel Drive, all as set out in instrument recorded in Real 265 page 96 in Probate Office, and which said building setback lines and dense buffer are shown on survey of Paragon Engineering, Inc. dated 7/14/94; (9) Shelby Cable Agreement recorded in Real 350 page 545; (10) Covenants and agreement for water service as set out in an Agreement recorded in Real Book 235 page 574, as modified by Agreement recorded as Instrument #1992-20786, as further modified by Agreement recorded as Instrument #1993-20840; (11) Right of way from Daniel Oak Mountain Limited to Shelby County recorded on July 13, 1994, as Instrument No. 1994-21963; (12) Development Agreement between Daniel Oak Mountain Limited Partnership, Greystone Residential

01/13/1999-02437
02:11 PM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
J02 CRH 36.20

Inst. # 1999-02437

Real Estate Sales Validation Form

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

Grantor's Name Emily P. Vernon
Mailing Address 520 Ridge Rd
Birmingham AL 35202

Grantee's Name Arthur T. Vernon
Mailing Address 5138 English Turn
Birmingham AL 35242

Property Address 5138 English Turn
Birmingham AL 35242

Date of Sale _____
Total Purchase Price \$ _____

or
Actual Value \$ _____

or
Assessor's Market Value \$ 258,000.00 1/2 interest
129,000.00

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
☐ Sales Contract
☐ Closing Statement

☐ Appraisal
☐ Other


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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 10-28-15

Print Arthur T. Vernon

☐ Unattested

Sign Arthur T. Vernon

(verified by)

(Grantor/Grantee/Owner/Agent) circle one

Form RT-1