

THIS INSTRUMENT PREPARED BY:
BARNES & BARNES LAW FIRM, P.C.
8107 PARKWAY DRIVE
LEEDS, ALABAMA 35094
(205) 699-5000

Send Tax Notice To:
DAVID CLAY HARBIN
JESSICA GANNETT HARBIN
4072 MILNERS CRESCENT
BIRMINGHAM, AL 35242

WARRANTY DEED WITH RIGHT OF SURVIVORSHIP

STATE OF ALABAMA
SHELBY COUNTY

20170306000076950 03/06/2017 02:03:32 PM DEEDS 1/3

KNOW ALL MEN BY THESE PRESENTS, That in consideration of Three Hundred Eighty-Nine Thousand and 00/100 Dollars (\$389,000.00)* to the undersigned Grantors, REA A. OLIVER and, WIFE, NANCY OLIVER, (hereinafter referred to as Grantors, whose mailing address is 4072 MILNERS CRESCENT, BIRMINGHAM, AL 35242), in hand paid by the Grantees herein (whose mailing address is shown above), the receipt of which is hereby acknowledged, the said Grantors do by these presents, grant, bargain, sell and convey unto DAVID CLAY HARBIN and JESSICA GANNETT HARBIN, (herein referred to as Grantees), the following described real estate, situated in Shelby County, Alabama, to-wit:

LOT 28A, ACCORDING TO A RESURVEY OF LOTS 28 & 29, 1ST AMENDED MAP OF GREYSTONE FARMS MILNER'S CRESCENT SECTOR PHASE 1, AS RECORDED IN MAP BOOK 22, PAGE 58, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.

Property address: 4072 MILNERS CRESCENT, BIRMINGHAM, AL 35242

*The purchase price or actual value of this conveyance can be verified in the following documentary evidence: Closing Statement

Subject to:

1. Taxes for the current tax year and any subsequent years.
2. Easements, restrictions, reservations, rights-of-way, limitations, covenants and conditions of record, if any.
3. Mineral and mining rights, if any.
4. GREYSTONE FARMS DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS RECORDED IN INSTRUMENT 1995-16401, 1ST AMENDMENT RECORDED IN INSTRUMENT 1995-1432, 2ND AMENDMENT RECORDED IN INSTRUMENT 1996-21440 AND 3RD AMENDMENT RECORDED IN INSTRUMENT 1997-2587, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.
5. MINERAL AND MINING RIGHTS AND RIGHTS INCIDENTAL THERETO RECORDED IN DEED BOOK 121, PAGE 294 AND DEED BOOK 60, PAGE 260, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.
6. EASEMENT TO BILLSOUTH COMMUNICATIONS AS RECORDED IN INSTRUMENT 1995-7422, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA,
7. AMENDED AND RESTATED RESTRICTIVE COVENANTS INCLUDED BUILDING SETBACK LINES AND SPECIFIC PROVISIONS FOR DENSE BUFFER ALONG HUGH DANIEL DRIVE, ALL SET OUT IN INSTRUMENT RECORDED IN REAL 265, PAGE 96 IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA, AND WHICH SAID BUILDING SETBACK LINES AND DENSE BUFFER ARE SHOWN ON SURVEY OF PARAGON ENGINEERING, INC. DATED 7-14-94.
8. SHELBY CABLE AGREEMENT RECORDED IN REAL 350, PAGE 545 IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.
9. COVENANTS AND AGREEMENT FOR WATER SERVICE AS SET OUT IN AN AGREEMENT RECORDED IN REAL 235, PAGE 574, AS MODIFIED BY AGREEMENT RECORDED IN INSTRUMENT 1992-20786 AND AS FURTHER MODIFIED BY AGREEMENT RECORDED IN INSTRUMENT 1993-20840, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.

10. RIGHT OF WAY FROM DANIEL OAK MOUNTAIN LIMITED TO SHELBY COUNTY RECORDED IN INSTRUMENT 1995-21963 IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.
11. DEVELOPMENT AGREEMENT BETWEEN DANIEL OAK MOUNTAIN LIMITED PARTNERSHIP, GREYSTONE RESIDENTIAL ASSOCIATION, INC., GREYSTONE RIDGE, INC., AND UNITED STATES FIDELITY AND GUARANTY COMPANY RECORDED IN INSTRUMENT 1994-22318 AND 1ST AMENDMENT RECORDED IN INSTRUMENT 1996-0530, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.
12. GREYSTONE FARMS RECIPROCAL EASEMENT AGREEMENT RECORDED IN INSTRUMENT 1995-16400, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.
13. GREYSTONE FARMS COMMUNITY CENTER PROPERTY DECLARATION OF COVENANTS, CONDITIONS, AND RESTRICTIONS AS RECORDED IN INSTRUMENT 1995-16403, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.
14. RESTRICTIONS, CONDITIONS, COVENANTS, AGREEMENTS AND RELEASE OF DAMAGES AS RECORDED IN INSTRUMENT 1995-9499, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.
15. RESTRICTIONS AND COVENANTS RECORDED IN INSTRUMENT 20021203000599370, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.

\$369,550.00 of the purchase price received above was paid from a purchase money mortgage loan closed simultaneously herewith.

TO HAVE AND TO HOLD to the said Grantees, for and during their joint lives and upon the death of either of them, then to the survivor of them in fee simple, and to the heirs and assigns for such survivor forever, together with every contingent remainder and right of reversion.

And said Grantors, for said Grantors, their heirs, executors and administrators, covenant with said Grantees, their heirs and assigns, that Grantors are lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise stated above; that Grantors ha a good right to sell and convey the same as aforesaid; that Grantors will, and their 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, said Grantors have hereunto set their hand and seal this the 3rd day of &*V16, 2017.



REA A. OLIVER

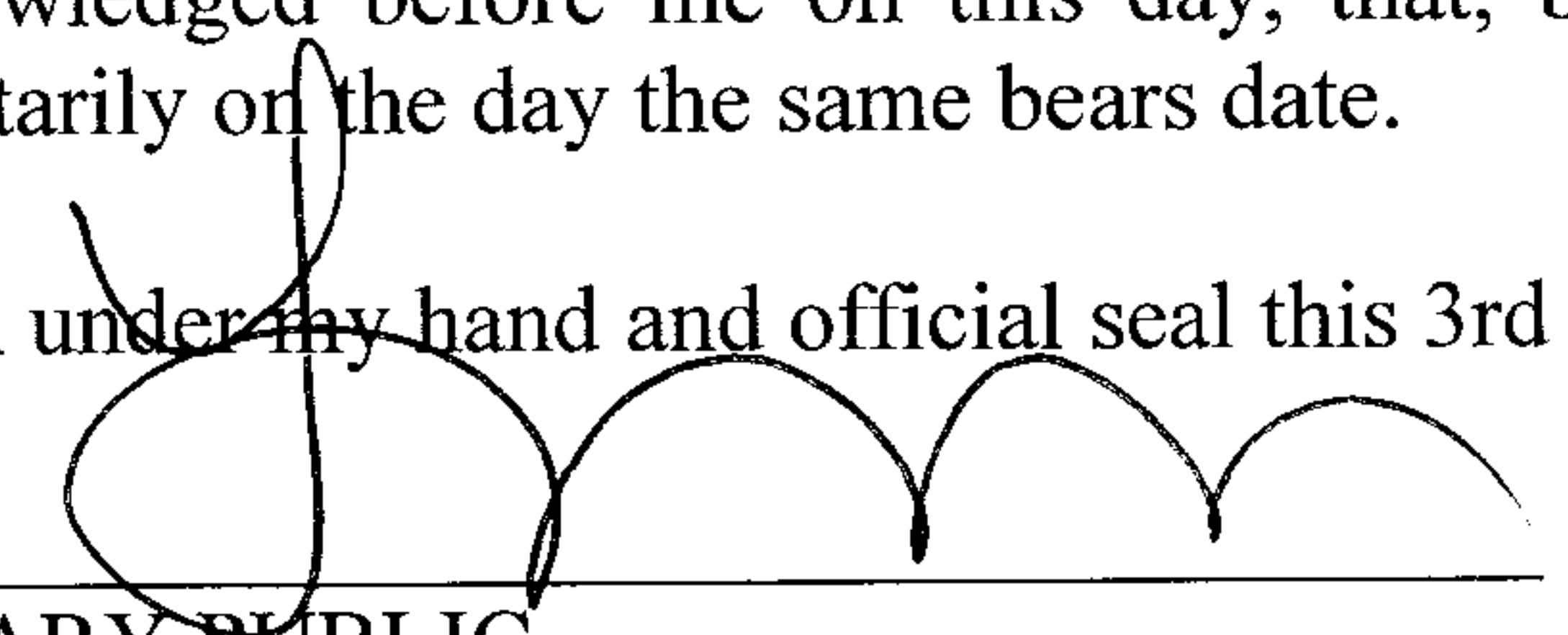


NANCY OLIVER

STATE OF ALABAMA
JEFFERSON COUNTY

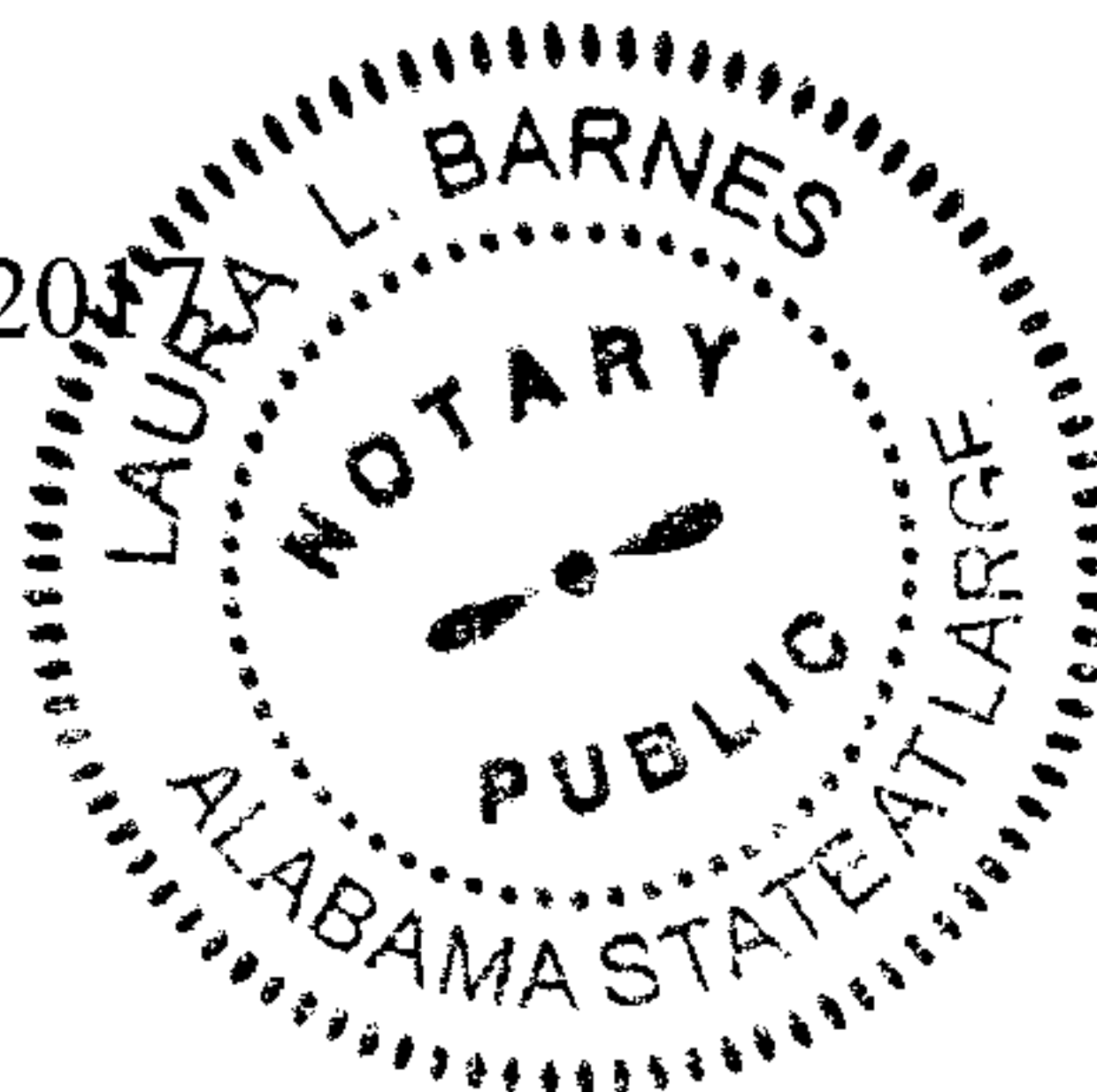
I, the undersigned authority, a Notary Public in and for said County in said State, hereby certify that REA A. OLIVER and NANCY OLIVER, whose names are signed to the foregoing conveyance, and who are known to me, acknowledged before me on this day, that, being informed of the contents of the conveyance, executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 3rd day of March, 2017



NOTARY PUBLIC

My Commission Expires: 2/4/20



Real Estate Sales Validation Form

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

Grantor's Name: REA A. OLIVER and
NANCY OLIVER
Mailing Address: 4072 MILNERS CRESCENT
BIRMINGHAM, AL 35242
Property Address: 4072 MILNERS CRESCENT
BIRMINGHAM, AL 35242

Grantee's Name: DAVID HARBIN and
JESSICA GANNETT HARBIN
Mailing Address: 4072 MILNERS CRESCENT
BIRMINGHAM, AL 35242
Date of Sale: March 3rd, 2017
Total Purchase Price: (\$389,000.00)
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
☒ Closing Statement
_____ Appraisal
_____ Other Tax Assessment

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: 3/3/17

Print: Laura L. Barnes, Closing Attorney

____ Unattested

Sign: _____
Grantor/Grantee/Owner/Agent (circle one)



Filed and Recorded
Official Public Records
Judge James W. Fuhrmeister, Probate Judge,
County Clerk
Shelby County, AL
03/06/2017 02:03:32 PM
\$40.50 CHERRY
20170306000076950