

WARRANTY DEED

20170918000339150 1/2 \$1140.00
Shelby Cnty Judge of Probate AL
09/18/2017 12:08:48 PM FILED/CERT

STATE OF ALABAMA
Shelby COUNTY

KNOW ALL MEN BY THESE PRESENTS, that in consideration of the sum of One Million One Hundred Twenty-Two Thousand and 00/100 (\$1,122,000.00) and other valuable considerations to the undersigned Grantor(s) in hand paid by the Grantee(s) herein, the receipt of which is hereby acknowledged, I/we JOHN P. BYRNES and WILMA A. BYRNES, HUSBAND AND WIFE herein referred to as Grantor(s), do hereby GRANT, BARGAIN, SELL AND CONVEY unto AMENDMENT AND RESTATEMENT OF THE DONALD LEE PICKENS REVOCABLE TRUST, referred to as Grantee(s), its successors and assigns, the following described real estate, situated in Shelby County, State of Alabama, to wit:

LOT 60, ACCORDING TO THE SURVEY OF GREYSTONE, 5TH SECTOR, PHASE 1, AS RECORDED IN MAP BOOK 17, PAGE 72 A, B & C, IN THE PROBATE OFFICE OF 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, AND ALL AMENDMENTS THERETO.

Subject to easements, restrictive covenants, set back lines, limitations, rights of ways as shown by public records and ad valorem taxes as shown of record.

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

TO HAVE AND TO HOLD, the aforegranted premises to the said GRANTEE(S), its successors and assigns FOREVER.

And GRANTOR(S) do covenant with the said GRANTEE(S), its successors and assigns, that they have lawfully seized in fee simple of the aforementioned premises; that they are free from all encumbrances, except as hereinabove provided; that they have a good right to sell and convey the same to the GRANTEE(S), its successors and assigns, and that GRANTOR(S) will WARRANT and DEFEND the premises to the said GRANTEE(S), its successors and assigns forever, the lawful claims and demands of all persons, except as hereinabove provided.

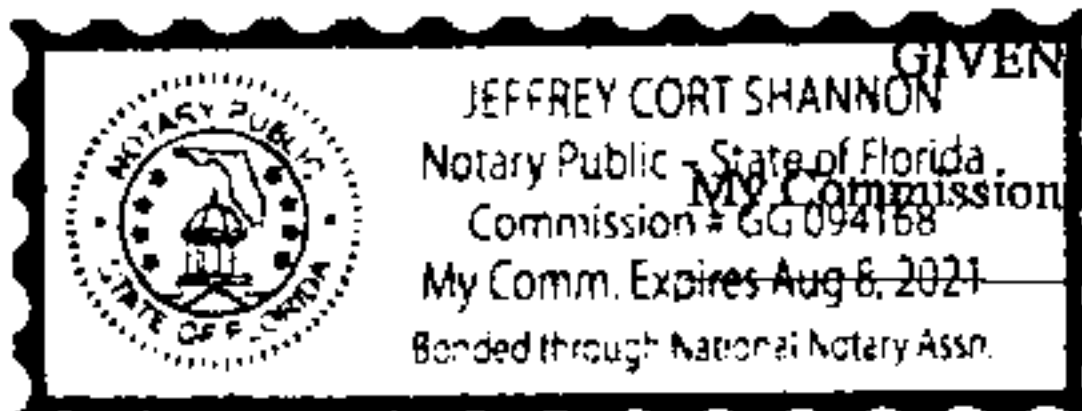
IN WITNESS WHEREOF, I/we have hereunto set my/our hand and seal this 7 day of September, 2017.

JOHN P. BYRNES

WILMA A. BYRNES

STATE OF
COUNTY OF

I, the undersigned, a Notary Public in and for said County and State hereby certify that JOHN P. BYRNES and WILMA A. BYRNES whose name(s) is/are signed to the foregoing conveyance, and who is/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 seal this 7 day of September, 2017.

Notary Public

THIS INSTRUMENT PREPARED BY:
DAVID S. SNODDY ATTORNEY AT LAW
THE SNODDY LAW FIRM, LLC

2105 DEVEREUX CIRCLE, SUITE 101
BIRMINGHAM, ALABAMA 35243

SEND TAX NOTICE TO:

AMENDMENT AND RESTATEMENT OF THE DONALD
LEE PICKENS REVOCABLE TRUST
1036 GREYMOOR ROAD
HOOVER, AL 35242

SLF 17-280

Shelby County, AL 09/18/2017
State of Alabama
Deed Tax \$1122.00



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Shelby Cnty Judge of Probate, AL
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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 JOHN P. BYRNES

Grantee's Name AMENDMENT AND RESTATEMENT OF THE
DONALD LEE PICKENS REVOCABLE TRUST

Mailing Address: P.O. Box 2439
Super Springs, AL
34688

Mailing Address: 1036 GREYMOOR ROAD
HOOVER, AL 35242

Property Address 1036 GREYMOOR ROAD
HOOVER, AL 35242

Date of Sale September _____, 2017

Total Purchaser Price \$1122000

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 _____

 x 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 of 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 Sec. 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 Sec. 40-22-1 (h).

Date 9/11/17
[Signature]
____ Unattested
(verified by)

Print Donald L. Pickens
Sign [Signature]
(Grantor/Grantee/Owner/Agent) circle one

