

20180302000068210  
03/02/2018 12:26:21 PM  
DEEDS 1/3

**This Instrument Prepared By:**

C. Ryan Sparks, Attorney  
2635 Valleydale Road, Suite 200  
Birmingham, Alabama 35244  
DIRECT: 205-215-8433

**Send Tax Notice To Grantees Address:**

Paul D. McClure and Tamla T. McClure  
4532 Guilford Circle  
Birmingham, Alabama 35242

**WARRANTY DEED**

**STATE OF ALABAMA  
COUNTY OF SHELBY**

**KNOW ALL MEN BY THESE PRESENTS,**

That for and in consideration of **TWO HUNDRED FIFTEEN THOUSAND AND NO/100 (\$215,000.00) DOLLARS**, and other good and valuable consideration, this day in hand paid to the undersigned **PAUL M. JACKSON and BETTY B. JACKSON**, husband and wife, (herein referred to as "Grantors"), in hand paid by the Grantees herein, the receipt whereof is hereby acknowledged, the Grantors do hereby give, grant, bargain, sell and convey unto the Grantees, **PAUL D. MCCLURE and TAMLA T. MCCLURE**, (herein referred to as "Grantees"), as tenants in common, together with every contingent remainder and right of reversion, all of the Grantors' interest in the following-described Real Estate situated in, **SHELBY COUNTY, ALABAMA**, to wit:

Lot 120, according to the Final Record Plat of Greystone Farms, Guilford Place, Phase I, as recorded in Map Book 20, Page 105, in the Probate Office of Shelby County, Alabama.

Subject to:

1. General and special taxes or assessments for the year 2018 and subsequent years not yet due and payable.
2. Municipal improvements, taxes, assessments, and fire district dues against subject property, if any.
3. Mineral and mining rights not owned by Grantors.
4. Any applicable zoning ordinances.
5. Easements, encroachments, building set back lines, rights-of-ways as shown of record by recorded plat or other recorded instrument, including any amendments thereto.
6. All matters, facts, easements, restrictions, assessments, covenants, agreements and all other terms and provisions in Map Book , Page .
7. 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 60, Page 260 and Deed Book 121, Page 294.
8. Easement to BellSouth Communications.
9. Greystone Farms Reciprocal Easement Agreement as set out in Inst. #1995-16400.
10. Amended and restated restrictive covenants including building set back lines and specific provisions for dense buffer along Hugh Daniel Drive.
11. Rights of Others to use of Hugh Daniel Drive as described in Instrument recorded in Deed Book 301, Page 799.
12. Agreement with Shelby Cable in Real Book 350, Page 545.
13. Right of Way granted to 16X16 foot Bellsouth Mobility, Inc., tower located in Section 33, as set out in Real 265, Page 368.
14. Right of Way granted from Daniel Oak Mountain Limited to Shelby County.
15. Development Agreement between Daniel Oak Mountain Limited Partnership, Greystone Residential Association, Inc., Greystone Right, Inc. and United States Fidelity and Guaranty Company.
16. Greystone Farms Community Center Property Declaration of Covenants, Conditions and Restrictions.
17. Agreement with Alabama Power Company as to underground cables and covenants pertaining thereto.


The purchase of the herein described real property is being financed in whole or in part by the proceeds of a purchase money mortgage being executed simultaneously herewith.

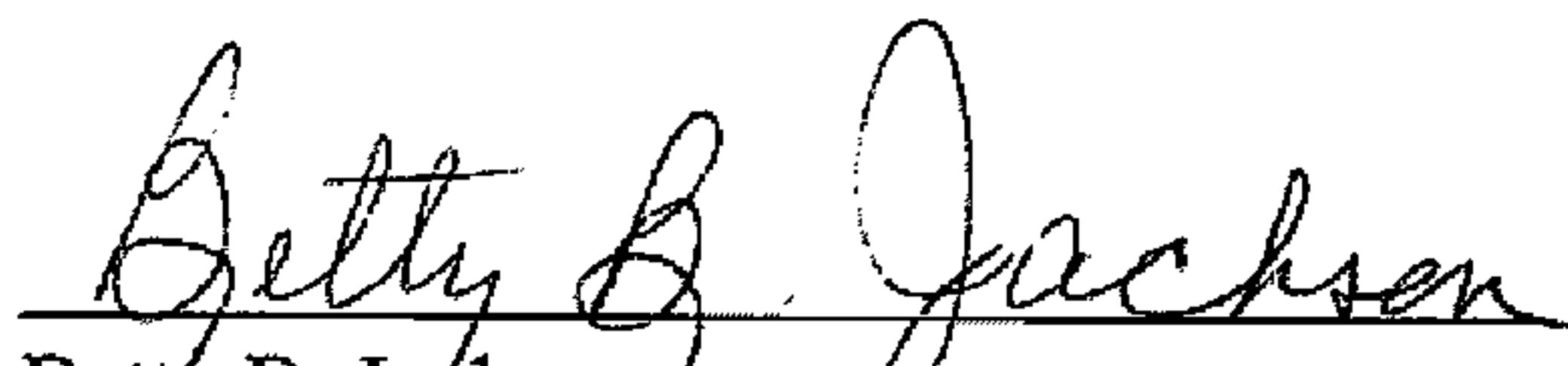
**TO HAVE AND TO HOLD**, the tract or parcel of land above described together with all and singular the rights, privileges, tenements, appurtenances, and improvements unto the said Grantees, as tenants in common in fee simple, and to each of their respective heirs and assigns, forever.

**AND SAID GRANTORS**, for said GRANTORS', GRANTORS' heirs, successors, executors and administrators, covenants with GRANTEES, and with GRANTEES' heirs and assigns, that GRANTORS are lawfully seized in fee simple of the said Real Estate; that said Real Estate is free and clear from all liens and encumbrances, except as hereinabove set forth, and except for taxes due for the current and subsequent years, and except for any restrictions pertaining to the Real Estate of record in the Probate Office of **SHELBY COUNTY**; and that GRANTORS will, and GRANTORS' heirs, executors and administrators shall, warrant and defend the same to said GRANTEES, and GRANTEES' heirs and assigns, forever against the lawful claims of all persons.

**IN WITNESS WHEREOF**, the said Grantors have hereunto set their hands and seals on this day of February 28, 2018.

**GRANTORS:**


  
Paul M. Jackson

  
Betty B. Jackson

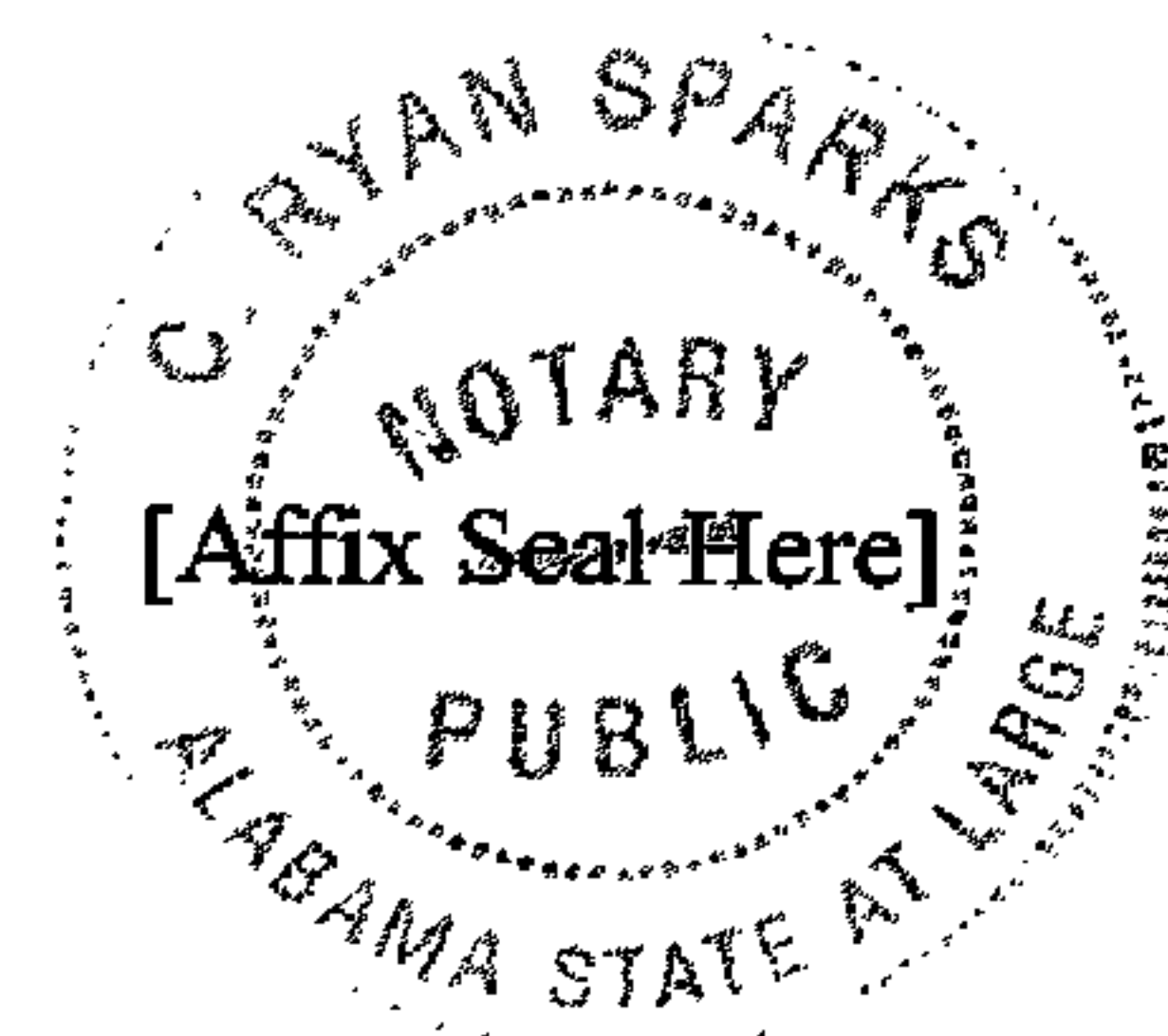
**STATE OF ALABAMA  
COUNTY OF SHELBY**

I, the undersigned, a Notary Public, in and for said State and County, do hereby certify that Paul M. Jackson and Betty B. Jackson, whose names are each signed to the above and foregoing conveyance, and who are each known to me, acknowledged before me on this day that, being informed of the contents of this instrument, Paul M. Jackson and Betty B. Jackson each executed the same voluntarily on the day the same bears date.

**IN WITNESS WHEREOF**, the said Grantors have hereunto set their hands and seals on this day of February 28, 2018.

  
C. Ryan Sparks, Notary Public

My Commission Expires: December 14, 2019



**Real Estate Sales Validation Form**

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

Grantor's Name Paul M. Jackson  
Mailing Address Betty B. Jackson  
4532 Guilford Circle  
Birmingham, AL 35242

Grantee's Name Paul D. McClure  
Mailing Address Tamla T. McClure  
4113 Milner Circle  
Birmingham, AL 35242

Property Address 4532 Gullford Circle  
Birmingham, AL 35242

Date of Sale 2/28/18  
Total Purchase Price \$ 215,000.00

or  
Actual Value \$ \_\_\_\_\_

or  
Assessor's Market Value \$ \_\_\_\_\_



Filed and Recorded  
Official Public Records  
Judge James W. Fuhrmeister, Probate Judge,  
County Clerk  
Shelby County, AL  
03/02/2018 12:26:21 PM  
\$75.00 CHERRY  
20180302000068210

*[Signature]*

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

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 2/28/18

Print C. Ryan Sparks

Unattested \_\_\_\_\_  
(verified by)

Sign *[Signature]*  
(Grantor/Grantee/Owner/Agent) circle one