

STATE OF ALABAMA
COUNTY OF SHELBY

WARRANTY DEED

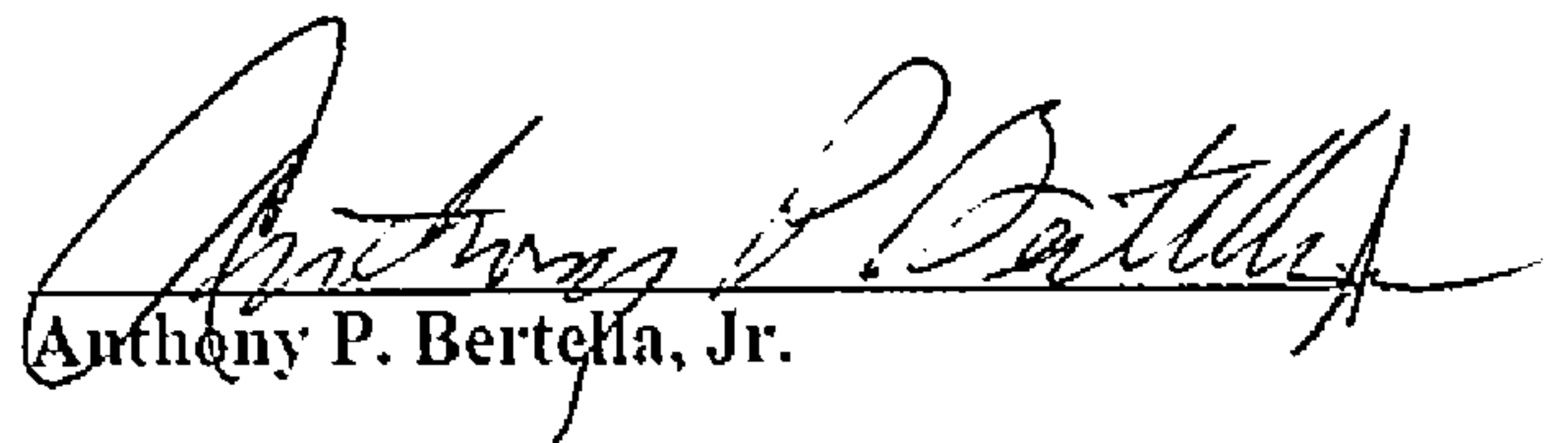
KNOW ALL MEN BY THESE PRESENTS: That in consideration of One Hundred Sixty Thousand and 00/100 (\$160,000.00) and other good and valuable consideration to the undersigned Grantor, Anthony P. Bertella, Jr., a single man (Grantor being the surviving Grantee of that certain deed recorded in Instrument Number 20101214000418750. Further, Anthony P. Bertella, Sr, deceased, having died on or about September 10, 2011) in hand paid by John T. Harkins and Robert C. Rockett the receipt whereof is hereby acknowledged, has granted, bargained, and sold, and by these presents, does hereby grant, bargain, sell and convey unto John T. Harkins and Robert C. Rockett hereinafter called Grantees, as Tenants in Common in fee simple, together with every contingent remainder and right of reversion, of the following property situated in Jefferson County, Alabama, to-wit:

Lot 90, according to the Survey of Greystone Village, Phase 1, as recorded in Map Book 18, Page 9 and as Amended in Map Book 32, Page 20, in Office of the Probate Judge of Shelby County, Alabama.

1. Subject to Ad Valorem taxes, easements and restrictions of record.
2. Subject to Easements, reservations, restrictions, protective covenants, rights of way, conditions and building setback lines or record, if any
3. Subject to mineral rights or record.
4. GREYSTONE VILLAGE DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS DATED FEBRUARY 21, 1994 WHICH HAS BEEN RECORDED AS INSTRUMENT #1994-12222 IN THE OFFICE OF THE JUDGE OF PROBATE OF SHELBY COUNTY ALABAMA (THE "PROBATE OFFICE") WHICH HAS BEEN AMENDED BY (I) FIRST AMENDMENT THERETO DATED JANUARY 21, 1995 AND RECORDED AS INSTRUMENT #1995-16397 IN THE PROBATE OFFICE, (II) SECOND AMENDMENT THERETO DATED JANUARY 31, 1996 AND RECORDED AS INSTRUMENT #1996-08823 IN THE PROBATE OFFICE, (III) THIRD AMENDMENT THERETO DATED AS OF SEPTEMBER 22, 2001 AND RECORDED AS INSTRUMENT #2001-57314 IN THE PROBATE OFFICE, (IV) FOURTH AMENDMENT THERETO DATED AS OF FEBRUARY 8, 2004 AND RECORDED AS INSTRUMENT #20040219000086600 IN THE PROBATE OFFICE. AND (V) FIFTH AMENDMENT THERETO DATED AS OF FEBRUARY 8, 2004 AND RECORDED AS INSTRUMENT #20040219000086650 (VI) SIXTH AMENDMENT THERETO DATED AS OF APRIL 9, 2010 AND RECORDED AS INSTRUMENT NO. 2010416000117070 IN THE PROBATE OFFICE (COLLECTIVELY, THE "DECLARATION").
5. DECLARATION OF PROTECTIVE COVENANTS AS SHOWN BY INSTRUMENT NO. 1993-20846.
6. ARTICLES OF INCORPORATION OF GREYSTONE VILLAGE HOMEOWNERS, AS SET OUT BY INSTRUMENT NO. 1993-20847 ALONG WITH THE ASSIGNMENT OF RIGHTS AS SET OUT BY INSTRUMENT NO. 2010416000117110. IN THE OFFICE OF THE PROBATE JUDGE OF SHELBY COUNTY, ALABAMA.
7. NOTICE TO THE INSURED IS HEREBY GIVEN THAT THE RECORDED SUBDIVISION MAP(S), AS RECORDED IN MAP BOOK 18, PAGE 9, AND MAP BOOK 20, PAGE 32, CONTAINS ON THE FACE OF SAME A STATEMENT PERTAINING TO NATURAL LIME SINKS. NO LIABILITY IS ASSUMED HEREUNDER FOR SAME.
8. EASEMENT AGREEMENT BETWEEN DANIEL OAK MOUNTAIN LIMITED PARTNERSHIP AND SCHOOLHOUSE PROPERTIES. RECORDED AS INSTRUMENT NO. 1993-22440.

To Have and To Hold, the aforegranted property together with all and singular the improvements thereon and the rights and appurtenances thereto in anywise belonging to the said Grantees as Tenants in Common in fee simple, together with every contingent remainder and right of reversion, and its purchasers or assigns, Grantor hereby covenants with the said Grantees and its purchasers or assigns, that Grantor is lawfully seized in fee simple of the aforementioned premises; that they are free from all encumbrance; that it has a good right to sell and convey the same to the said Grantees herein, and that Grantor will warranty and defend the premises to the said Grantees and its purchasers or assigns, against the lawful claims and demands of all persons claiming the same by, though, or under Grantors.

Given under our hand and seal this 8th day of June, 2018.

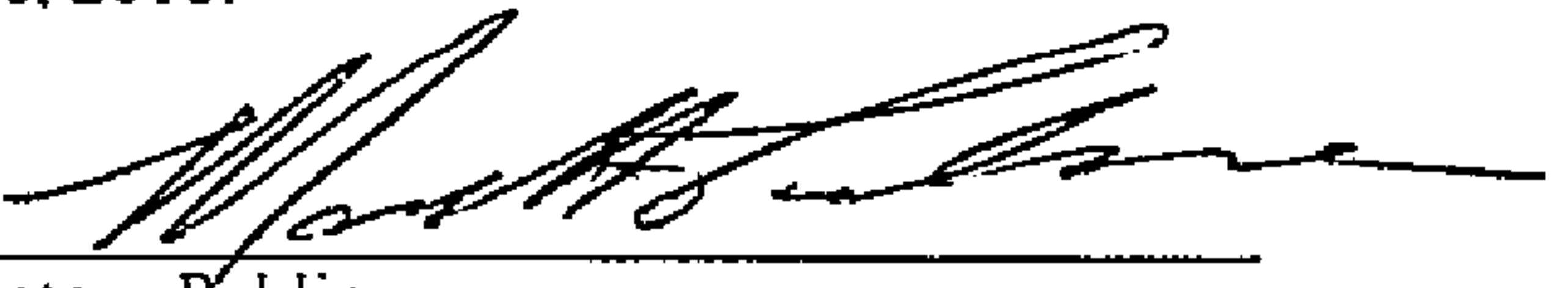

Anthony P. Bertella, Jr.

STATE OF ALABAMA

COUNTY OF SHELBY

I, the undersigned, a Notary Public in and for said State and County, do hereby certify that **Anthony P. Bertella, Jr., a single man**, who 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, he, executed the same voluntarily on the day the same bears date.

Given under my hand and seal this 8th day of June, 2018.


Notary Public
My Commission Expires: 3-10-2021

Prepared By:

Mark A. Pickens
Attorney at Law
Post Office Box 26101
Birmingham, AL 35260
MAP# 18-0072

Grantee's Address:

John T. Harkins
136 Portside Dr.
Birmingham, Alabama 35242

Real Estate Sales Validation Form

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

Grantor's Name Anthony P. Bertella, Jr.
 Mailing Address 337 Amherst Drive
Birmingham, AL 35242

Grantee's Name John T. Harkins and Robert C. Rockett
 Mailing Address 337 Amherst Drive
Birmingham, AL 35242

Property Address 337 Amerst Drive
Birmingham, AL 35242

Date of Sale 06/08/2018

Total Purchase Price \$ 160,000.00

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
☒ 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 June 8, 2018

Print

MARK A. LICKENS

Unattested

Sign

[Signature]

(verified by)

(Grantor/Grantee/Owner/Agent) circle one

Form RT-1



Filed and Recorded
 Official Public Records
 Judge James W. Fuhrmeister, Probate Judge,
 County Clerk
 Shelby County, AL
 06/11/2018 09:07:37 AM
 \$181.00 CHERRY
 20180611000204500

[Signature]