

THIS INSTRUMENT PREPARED BY:
HILL, HILL & GOSSETT, P.C.
Post Office Box 310
Moody, Alabama 35004

Send Tax Notice To:
615 N. Lake Circle
Birmingham, AL 35242

WARRANTY DEED

STATE OF ALABAMA
SHELBY COUNTY


20180810000287060 1/3 \$270.00
Shelby Cnty Judge of Probate, AL
08/10/2018 02:25:18 PM FILED/CERT

KNOW ALL MEN BY THESE PRESENTS, That in consideration of Two Hundred Forty Seven Thousand Nine Hundred and No/100 Dollars (\$247,900.00) to the undersigned Grantor (whether one or more), in hand paid by the Grantee herein, the receipt whereof is acknowledged, I or we, Shirley Ann Dickson, an unmarried woman, individually and as Personal Representative of the Estate of Nora J. Fomby, deceased, Shelby County Probate Case No. PR-2016-000317 (herein referred to as Grantor, whether one or more), grant, bargain, sell and convey unto Terri Leigh Gibson and Micah Shane McLaughlin reserving a life estate to Beverly A. Yeckley (herein referred to as Grantee, whether one or more), the following described real estate, situated in Shelby County, Alabama, to-wit:

Lot 45 according to the Final Plat of Subdivision, North Lake at Greystone, Phase 4, as recorded in Map Book 24, page 119, in the Probate Office of Shelby County, Alabama

SUBJECT TO:

1. Such state of facts as shown on Final Plat of Subdivision, North Lake at Greystone, Phase 4, as recorded in Map book 24, page 119
2. Shelby cable agreement recorded in Real 350, page 545
3. Covenants, conditions and restrictions as recorded in Real 265, pages 96 and 109
4. Covenants, conditions and restrictions as recorded in Inst. Nos. 1996-17498 and 1998-10063
5. Covenants and agreements for water service in Real 235, page 574
6. Development agreement including restrictions and covenants as recorded in Inst. No. 1994-22318; Inst #1996-530 and Ins #1998-16170 and all amendments thereto
7. Greystone Farms North reciprocal agreement in Inst #1996-17497
8. Easement agreement by and between Greystone Farms North Owner's Association, LLC, Equine Partners LLC, North Lake at Greystone Owner's Association, Inc. And Greystone Cove, LLC regarding sewer systems and utilities as recorded in Inst #1999-24249
9. Release of damages, restrictions, modifications, covenants, conditions, rights, privileges, immunities and limitations as applicable as recorded in Inst #2000-29483 and Ins #2000-39654

ALL RECORDED IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA

TO HAVE AND TO HOLD to the said Grantee, his, her or their heirs and assigns forever.

And I (we) do, for myself (ourselves) and for my (our) heirs, executors and administrators,

covenant with said Grantee, his, her or their heirs and assigns, that I am (we are) lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise stated above; that I (we) have a good right to sell and convey the same as aforesaid; that I (we) will, and my (our) heirs, executors and administrators shall warrant and defend the same to the said Grantee, his, her or their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, I (we) have hereunto set my (our) hand(s) and seal(s) this 6 day of August, 2018.

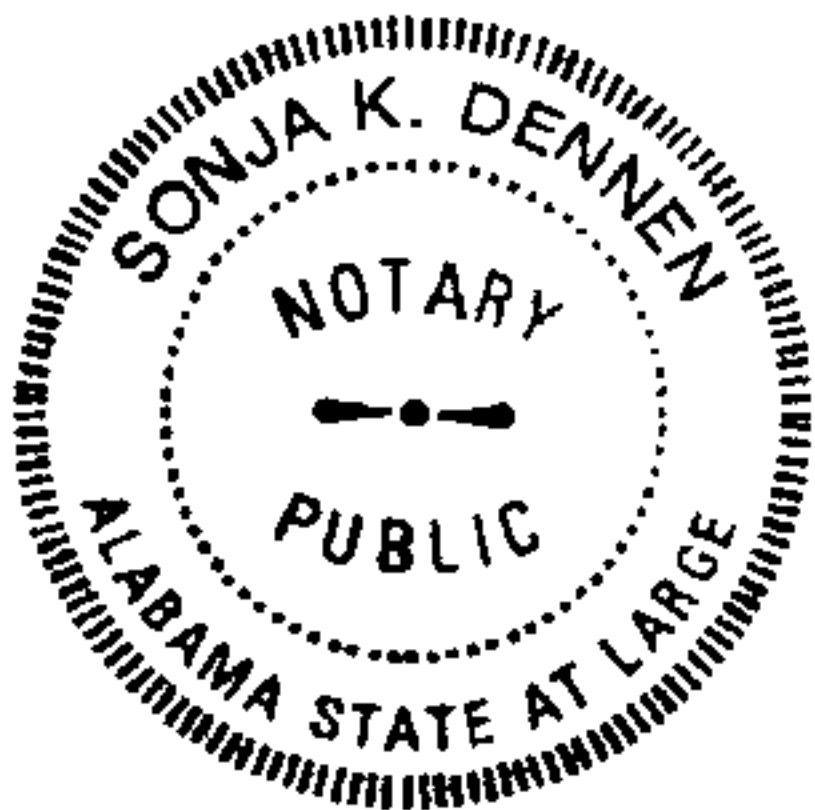
*Shirley Ann Dickson, individually and as
PR of the Estate of Nora J. Fomby*
Shirley Ann Dickson, individually and
As Personal Representative of the Estate
Of Nora J. Fomby

STATE OF ALABAMA
ST. CLAIR COUNTY

I, the undersigned authority, a Notary Public in and for said County in said State, hereby certify that Shirley Ann Dickson, whose name(s) individually and as Personal Representative of the Estate of Nora J. Fomby 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 individually and as such Personal Representative and with full authority executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 6 day of August, 2018.

Sonja K. Dennen
Notary Public



My Commission Expires: 6/4/2022

20180810000287060 2/3 \$270.00
Shelby Cnty Judge of Probate, AL
08/10/2018 02:25:18 PM FILED/CERT

Real Estate Sales Validation Form

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

Grantor's Name ESTATE OF NORA J. FOMBY
Mailing Address _____

Grantee's Name BEVERLY A. YECKLEY
Mailing Address 615 N. LAKE CIRCLE
BIRMINGHAM, AL 35242

Property Address 615 N. Lake Circle
Birmingham, AL 35242

Date of Sale August 6, 2018
Total Purchase Price \$ 247,900.00

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 _____

Print ESTATE OF NORA J. FOMBY

Unattested _____

Sign Shirley Ann Dickson, PR

(verified by)

(Grantor/Grantee/Owner/Agent) circle one

Form RT-1



20180810000287060 3/3 \$270.00
Shelby Cnty Judge of Probate, AL
08/10/2018 02:25:18 PM FILED/CERT