

Send tax notice to:
Edward J. Marino, Jr.
1222 Greystone Crest
Birmingham, Alabama 35242

This instrument prepared by:
Charles A. J. Beavers, Jr.
Bradley Arant Boult Cummings LLP
1819 Fifth Avenue North
Birmingham, Alabama 35203-2119

STATE OF ALABAMA)
 :
SHELBY COUNTY)

DEED

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of Five Hundred Fifty Thousand Dollars (\$550,000.00) in hand paid to **LEE McGRIFF III, AS TRUSTEE OF THE LEE McGRIFF III QUALIFIED PERSONAL RESIDENCE TRUST (an undivided ½ interest) and LEAH G. McGRIFF, AS TRUSTEE OF THE LEAH G. McGRIFF QUALIFIED PERSONAL RESIDENCE TRUST (an undivided ½ interest)** ("Grantors"), by **EDWARD J. MARINO, JR.** ("Grantee"), Grantors do hereby grant, bargain, sell, and convey unto Grantee, subject to the matters hereinafter set forth, the following described real property (the "Property") situated in Shelby County, Alabama, more particularly described as follows, to-wit:

Lots 98-A and 99-A, according to a Resurvey of Lots 16, 20, 21, 98, 99, 100, 101, 102, and 105, and a portion of a vacated road and a portion of vacated common area, in Shoal Creek, as recorded in Map Book 7, Page 21, in the Probate Office of Shelby County, Alabama.

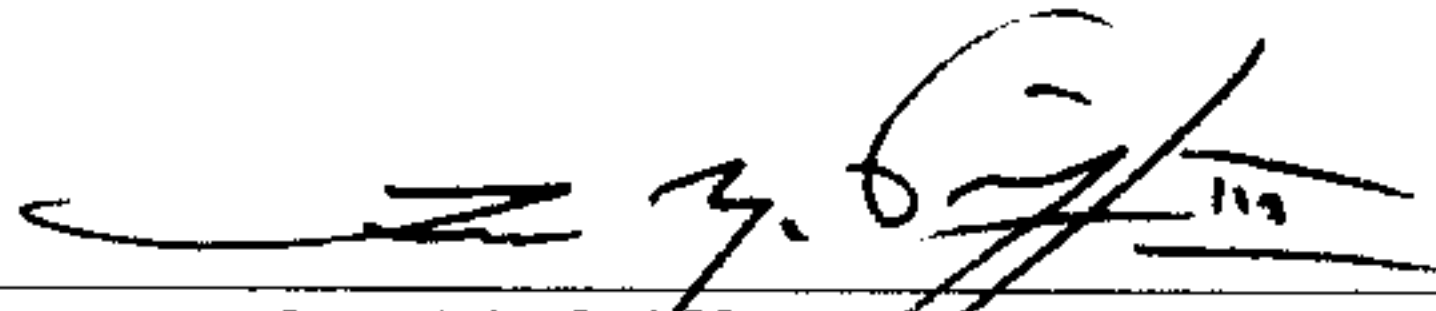
TO HAVE AND TO HOLD the Property unto Grantee, his heirs and assigns forever, subject, however, to the following:

1. Taxes and assessments for the year 2019 and subsequent years, not yet due and payable.
2. Any mineral and/or mining rights which are not owned by Grantors, it being the intention of Grantors to convey, without warranty, only those mineral and mining rights to which Grantors have an interest or title
3. Restrictions appearing of record in Map Book 7, page 21.
4. Covenants, conditions, restrictions, easements, liens for assessments, architectural control board, setbacks and right of re-entry set forth in the Declaration of Covenants and Restrictions of Shoal Creek Subdivision as recorded in Real 19, page 861, amended and restated in Real 370, page 938; further amended in Misc. Volume 23, page 564, and Misc. Volume 23, page 567; Second Amended and Restated Protective Covenants recorded in Inst. No. 2009-392120; and Third Amended and Restated Protective Covenants recorded in Inst. No. 2015-147980.
5. Right-of-way granted to Alabama Power Company recorded in Misc. Volume 21, page 855, and Misc. Volume 26, page 746.

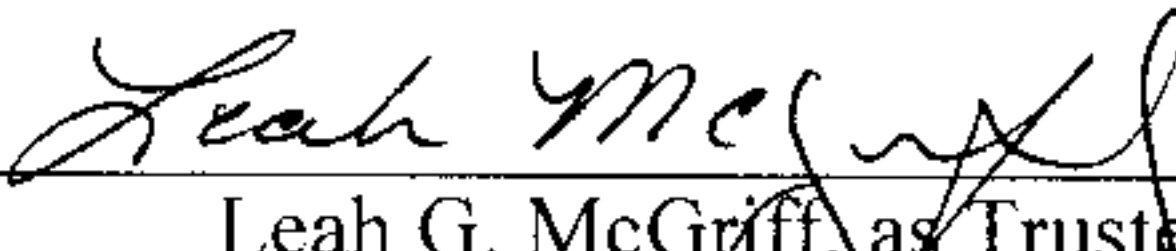
6. Right-of-way granted to Southern Bell Telephone and Telegraph Company recorded in Volume 306, page 242, and Volume 356, page 420, in the Probate Office of Shelby County, Alabama.

We do for ourselves, our successors and assigns, covenant with Grantee, his heirs and assigns, that we are lawfully seized in fee simple of said premises; that they are free from all encumbrances except as set forth hereinabove; that we have a good right to sell and convey the same as aforesaid; and that we will, and our successors and assigns shall, warrant and defend the same to Grantee, his heirs and assigns forever against the lawful claims of all persons.

23rd IN WITNESS WHEREOF, Grantors have hereunto set their hands and seals on this day of April, 2019.



Lee McGriff III, as Trustee of the
Lee McGriff III Qualified Personal Residence Trust
(An Undivided 1/2 Interest)



Leah G. McGriff, as Trustee of the
Leah G. McGriff Qualified Personal Residence
Trust (An Undivided 1/2 Interest)



20190429000141040 2/4 \$576.00
Shelby Cnty Judge of Probate, AL
04/29/2019 02:33:09 PM FILED/CERT

STATE OF ALABAMA)
 :
JEFFERSON COUNTY)

I, the undersigned, a notary public in and for said county in said state, hereby certify that Lee McGriff III, whose name as Trustee of the Lee McGriff III Qualified Personal Residence Trust is signed to the foregoing instrument, and who is known to me, acknowledged before me on this day that, being informed of the contents of said instrument, he, in his capacity as such Trustee, executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 23rd day of April, 2019.



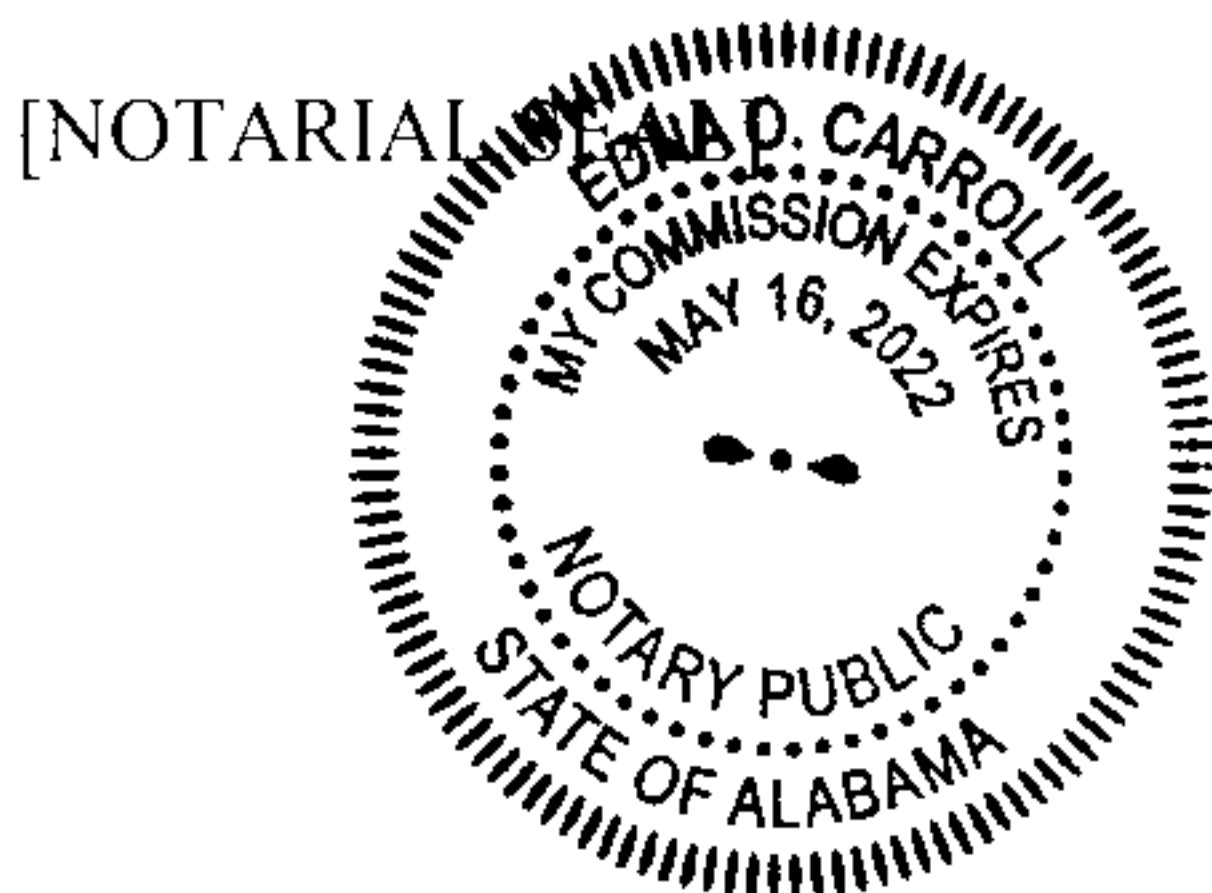
Edna O. Carroll
Notary Public

My commission expires: 5/16/2022

STATE OF ALABAMA)
 :
JEFFERSON COUNTY)

I, the undersigned, a notary public in and for said county in said state, hereby certify that Leah G. McGriff, whose name as Trustee of the Leah G. McGriff Qualified Personal Residence Trust is signed to the foregoing instrument, and who is known to me, acknowledged before me on this day that, being informed of the contents of said instrument, she, in her capacity as such Trustee, executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 23rd day of April, 2019.



Edna O. Carroll
Notary Public

My commission expires: 5/16/2022

20190429000141040 3/4 \$576.00
Shelby Cnty Judge of Probate, AL
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Real Estate Sales Validation Form

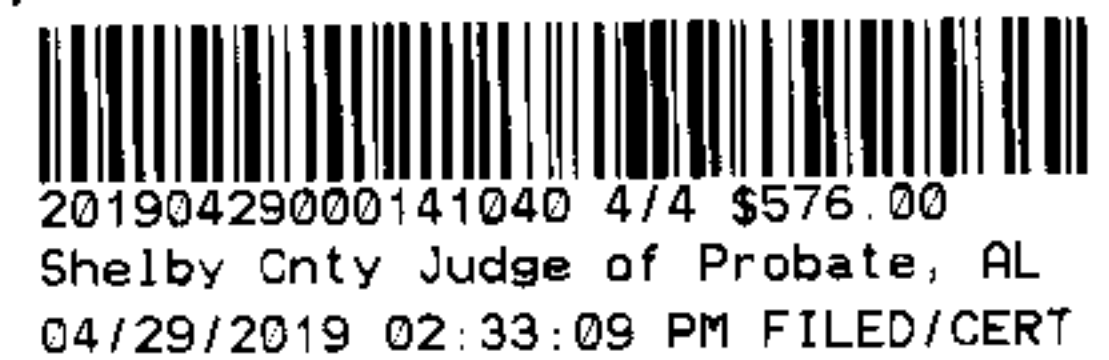
This Document must be filed in accordance with Code of Alabama 1975, Section 40-22-1

Grantor's Name	<u>Lee McGriff III, as Trustee of Lee McGriff III</u>	Grantee's Name	<u>Edward J. Marino, Jr.</u>
Mailing Address	<u>Qualified Personal Residence Trust and</u>	Mailing Address	<u>1222 Greystone Crest</u>
	<u>Leah G. McGriff as Trustee of Leah G. McGriff</u>		<u>Birmingham, AL 35242</u>
	<u>Qualified Personal Residence Trust</u>		
	<u>6 Greenbrier Ridge, Shoal Creek, AL 35242</u>		
Property Address	<u>1 and 3 Greenbrier Ridge</u>	Date of Sale	<u>April 23, 2019</u>
	<u>Shoal Creek, AL 35242</u>	Total Purchase Price	<u>\$ 550,000.00</u>
		or	
		Actual Value	<u>\$</u>
		or	
		Assessor's Market Value	<u>\$</u>

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 April 23, 2019

Lee McGriff III, as Trustee of the Lee McGriff III Qualified Personal Residence Trust and Leah G McGriff, as Trustee of the Leah G. McGriff Qualified Personal Residence Trust

☐ Unattested

(verified by)

Sign

(Grantor/Grantee/Owner/Agent) circle one

Form RT-1