

This instrument prepared by:
William C. Byrd, II
Bradley Arant Boult Cummings LLP
1819 Fifth Avenue,
Birmingham, Alabama 35203
(205) 521-8000

Send Tax Notice to:
1330 Greystone Crest, LLC
Attn: Chad Hagwood
1323 Greystone Crest
Birmingham, Alabama 35242

STATE OF ALABAMA)

SHELBY COUNTY)

GENERAL WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, that in consideration of Ten and 00/100 Dollars (\$10.00) and other good and valuable consideration paid to the undersigned **MATTHEW SCOTT PEEPLES**, an unmarried individual (the "Grantor"), by **1330 GREYSTONE CREST, LLC**, a limited liability company (the "Grantee"), the receipt of which is hereby acknowledged, the Grantor does hereby grant, bargain, sell and convey unto the Grantee the following described real estate situated in Shelby County, Alabama, towit:

SEE EXHIBIT A ATTACHED HERETO AND MADE A PART HEREOF

The property conveyed does not constitute any part of the Grantor's homestead.

Together with all the rights, tenements, hereditaments and appurtenances thereto belonging or in any way appertaining.

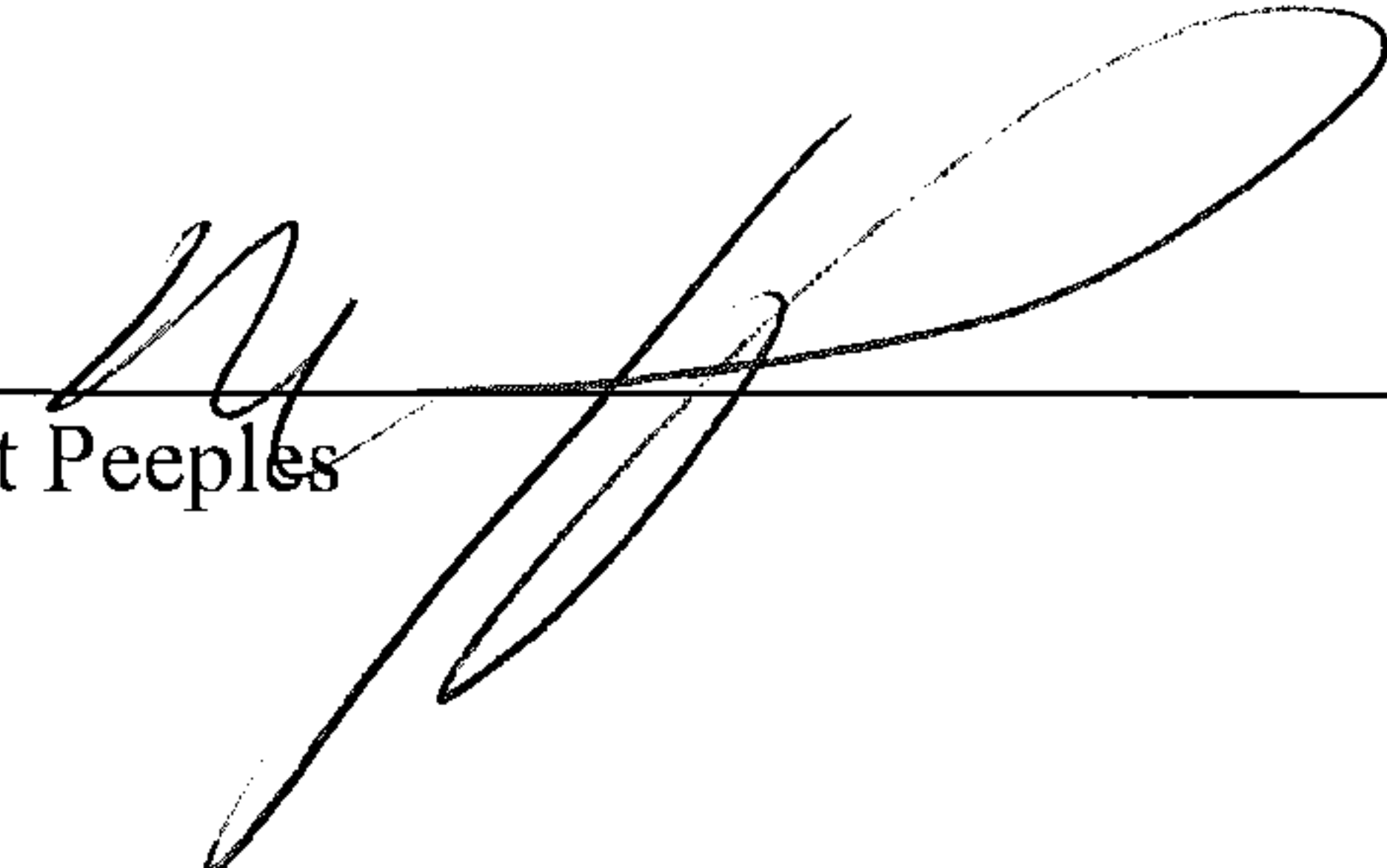
This conveyance is subject to:

1. All easements, restrictions and encumbrances of record.
2. Ad valorem taxes for the 2019 tax year and all subsequent years.

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

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

IN WITNESS WHEREOF, Grantor has hereunto set his hand and seal, this 7th day of May, 2019.




Matthew Scott Peeples

STATE OF ALABAMA)
 :
SHELBY COUNTY)

I, the undersigned, a notary public in and for said county in said state, hereby certify that Matthew Scott Peeples, whose name 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 executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 7 day of May, 2019.

 Notary Public

[NOTARIAL SEAL]

My commission expires: Feb 02 2022

**20190508000154950 05/08/2019 08:58:16 AM DEEDS 3/4
EXHIBIT A**

Lot 11, according to a Resurvey of Lot 10A, of the Crest at Greystone Second Addition, as recorded in Map Book 35, page 74, in the Probate Office of Shelby County, Alabama.

Real Estate Sales Validation Form

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

Grantor's Name Matthew Scott Peeples
Mailing Address 8054 Castlehill Road
Birmingham, Alabama 35242

Grantee's Name 1330 Greystone Crest, LLC
Mailing Address 1323 Greystone Crest
Birmingham, Alabama 35242
Attn: Chad Hagwood

20190508000154950 05/08/2019 08:58:16 AM DEEDS 4/4

Property Address 1330 Greystone Crest
Birmingham, Alabama 35242

Date of Sale
Total Purchase Price \$ 165,000.00



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
05/08/2019 08:58:16 AM
\$189.00 CHERRY
20190508000154950

Allen S. Bayl

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 May 7, 2019

Print Matthew Scott Peeples
Matthew Scott Peeples

Unattested
(verified by)

Sign
(Grantor/Grantee/Owner/Agent) circle one