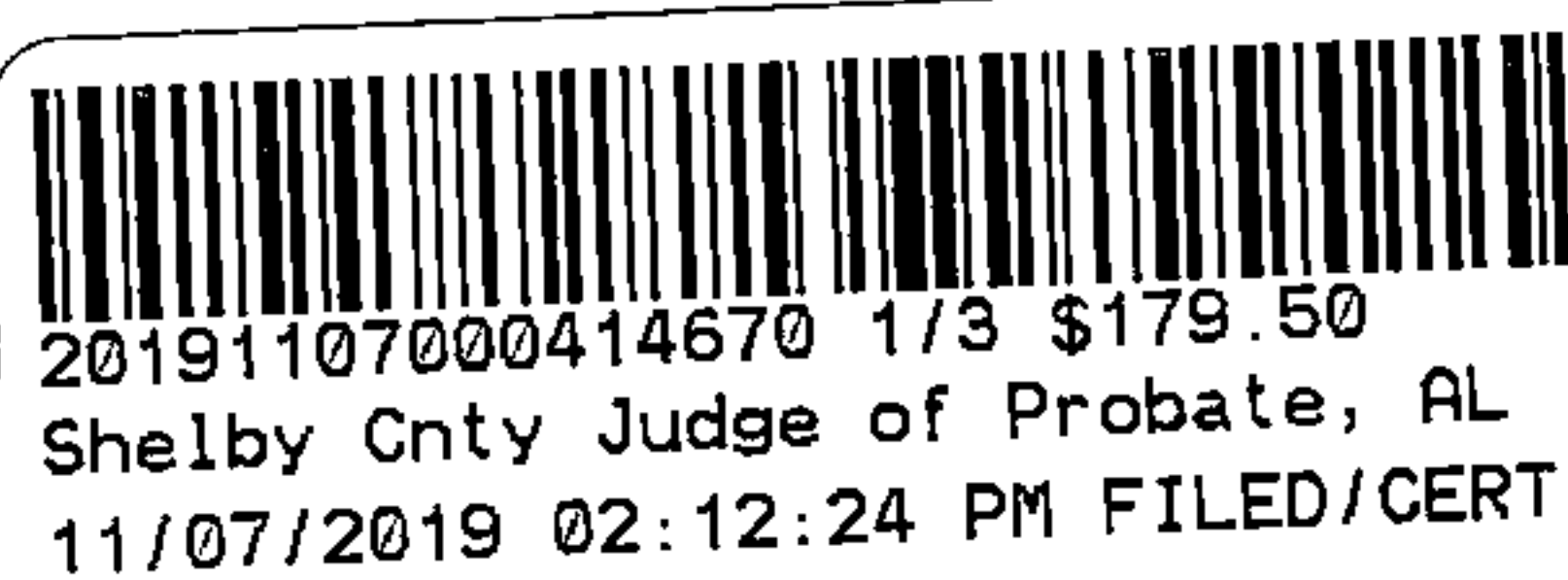




This Instrument was Prepared by:
Stuart J. Garner
Stuart J. Garner, LLC
1400 Urban Center Drive
Suite 470
Vestavia Hills, AL 35242
File No.: 2019259

Send Tax Notice To: Robert Rodriguez
Roseann Rodriguez
4074 Greystone Drive
Birmingham, AL 35242

Shelby County, AL 11/07/2019
State of Alabama
Deed Tax:\$151.50

WARRANTY DEED JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR

State of Alabama

} Know All Men by These Presents:

County of Shelby

That in consideration of the sum of **Six Hundred Five Thousand Dollars and No Cents (\$605,000.00)**, to the undersigned Grantor (whether one or more), in hand paid by the Grantee herein, the receipt whereof is acknowledged, I or we, **Joe Garner and Margaret Garner, Husband and Wife**, (herein referred to as Grantor, whether one or more), grant, bargain, sell and convey unto **Robert Rodriguez and Roseann Rodriguez**, (herein referred to as Grantee, whether one or more), the following described real estate, situated in Shelby, County, Alabama, the address of which is **4074 Greystone Drive, Birmingham, AL 35242**; to wit;

LOT 147, ACCORDING TO THE SURVEY OF GREYSTONE, 1ST SECTOR, PHASE III, AS RECORDED IN MAP BOOK 15, PAGE 40, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA, SAID PROPERTY BEING SITUATED IN SHELBY COUNTY, ALABAMA.

TOGETHER WITH THE NONEXCLUSIVE EASEMENT TO USE THE PRIVATE ROADWAYS, COMMON AREAS AND HUGH DANIEL DRIVE, ALL AS MORE PARTICULARLY DESCRIBED IN THE GREYSTONE RESIDENTIAL DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS, DATED NOVEMBER 6, 1990, AND RECORDED IN REAL 517, PAGE 260, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA, AS AMENDED.

Subject To:

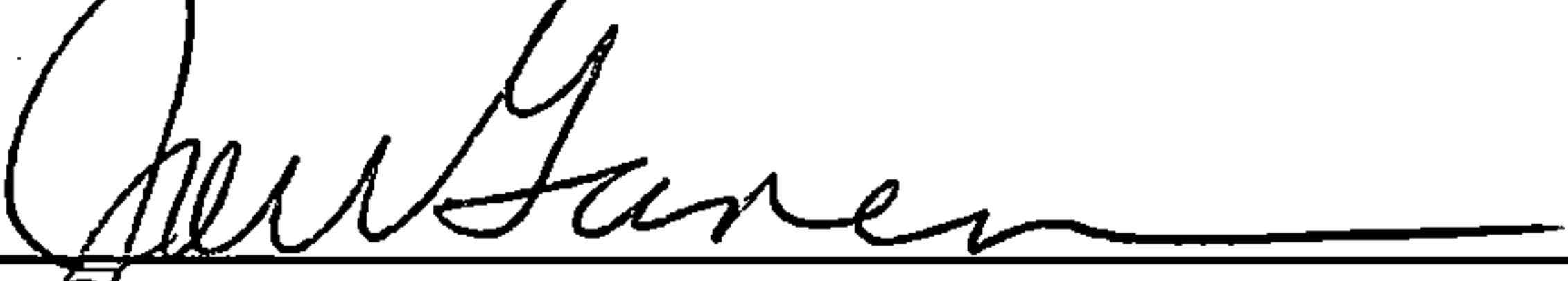
1. **Property Taxes for 2020, and subsequent years.**
2. **Building setback lines pursuant to the terms of the Declaration of Covenants, Conditions and Restrictions, as set out in instruments recorded in Real 317, Page 260 as amended, and Map Book 15, Pages 58, 59, 60 and 61, and further amended by Real 364, Page 943**
3. **Public utility easements as shown by recorded plat, including 10 feet on rear of lot.**
4. **Greystone residential Declaration of Covenants, Conditions and Restrictions as set out in instrument recorded in Real 317, Page 260, amended by Affidavit as recorded in Real 319, Page 235, and further amended by 1st Amendment recorded in Real 319, Page 235, and further amended by 1st Amendment recorded in Real 346, Page 942, 2nd Amendment as recorded in Real 378, Page 904, 3rd Amendment recorded in Real 397, Page 958 and 4th Amendment as Inst. #1992-17890, 5th Amendment as Inst. #1993-3123, 6th Amendment as recorded in Inst. #1993-10163, 7th Amendment as recorded in Inst. #1993-16482, Map Book 15, Pages 58, 59, 60 and 61, and further amended by instrument recorded in Real 364, Page 943, in the Probate Office of Shelby County, Alabama.**
5. **Amended and Restated Restrictive Covenants as set out in instrument recorded in Real 265, Page 96, in the Probate Office of Shelby County, Alabama.**
6. **Transmission Line Permits to Alabama Power Company in Deed Book 109, Page 505; Deed Book 112, Page 517; Deed Book 186, Page 223; Deed Book 239, Page 214 and Real 333, Page 201, in the Probate Office of Shelby County, Alabama.**
7. **Rights to use Hugh Daniel Drive and Greystone Drive in instrument recorded in Deed Book 301, Page 799, in the Probate Office of Shelby County, Alabama.**
8. **Covenants and Agreements for Water Services in Real 235, Page 574,**
9. **Reciprocal Easement Agreement pertaining to access and roadway easements, as set out in Real 312, Page 274 and 1st Amendment by Real 317, Page 253, and 2nd Amendment as Inst. #1993-3124, in the Probate Office of Shelby County, Alabama.**
10. **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 4, Page 486; Deed Book 127, Page 140 and Deed Book 60, Page 260,**
11. **Agreement with Alabama Power Company in regard to Underground cables, as set out in Real 333, Page 138, in the Probate Office of Shelby County, Alabama.**
12. **Agreement between Daniel Oak Mountain Limited Partnership, an Alabama Limited Partnership and Shelby Cable, Inc., recorded in Real 350, Page 545,**
13. **Release of damages as set out in Declaration of Covenants, Conditions, and Restrictions in Real 317, Page 260 as amended and in the deed from Daniel Oak Mountain Limited Partnership recorded in Real 364, Page 943,**
14. **Covenant releasing predecessor in title from any liability arising from sinkholes, limestone formations, soil conditions or any other known or unknown surface or subsurface conditions that may now or hereafter exist or occur or cause damage to subject property, as shown by instrument recorded in Map Book 15, Pages 58, 59, 60 and 61, in the Probate Office of Shelby County, Alabama.**

\$453,750.00 of the purchase price of the above described property was financed with the proceeds of a mortgage loan closed simultaneously herewith.

TO HAVE AND TO HOLD to the said Grantees for and during their joint lives and upon the death of either of them, then to the survivor of them in fee simple, and to the heirs and assigns of such survivor forever, together with every contingent remainder and right of reversion.

And I (we) do for myself (ourselves) and for my (our) heirs, executors and administrators covenant with the said Grantees, 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 noted 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 Grantees, their heirs and assigns forever, against the lawful claims of all person.

IN WITNESS WHEREOF, I (we) have hereunto set my (our) hand(s) and seal(s) this the 25th day of October, 2019.



Joe Garner



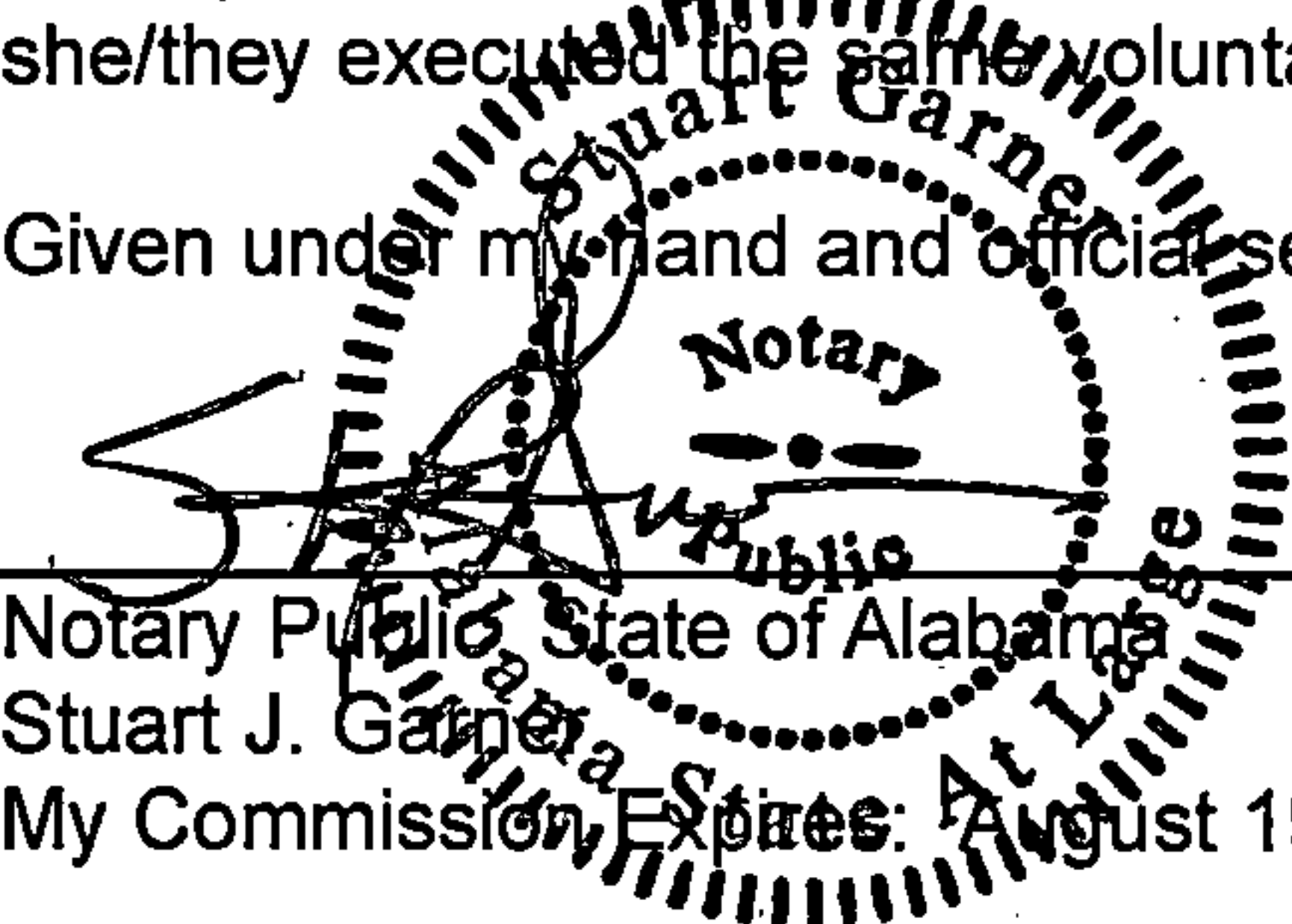
Margaret Garner

State of Alabama

County of Jefferson

I, Stuart J. Garner, a Notary Public in and for the said County in said State, hereby certify that Joe Garner and Margaret Garner, whose name(s) is/are signed to the foregoing conveyance, and who is/are known to me, acknowledged before me on this day that, being informed of the contents of the conveyance he/she/they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this the 25th day of October, 2019.



Notary Public, State of Alabama
Stuart J. Garner
My Commission Expires: August 19, 2021


20191107000414670 2/3 \$179.50
Shelby Cnty Judge of Probate, AL
11/07/2019 02:12:24 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	Joe Garner	Grantee's Name	Robert Rodriguez
	Margaret Garner		Roseann Rodriguez
Mailing Address	311 Woodward Court	Mailing Address	4074 Greystone Drive
	Hoover, AL 35242		Birmingham, AL 35242
Property Address	4074 Greystone Drive	Date of Sale	October 25, 2019
	Birmingham, AL 35242	Total Purchase Price	\$605,000.00
		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	☐ Appraisal
☒ Sales Contract	☐ Other
☒ Closing Statement	

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.

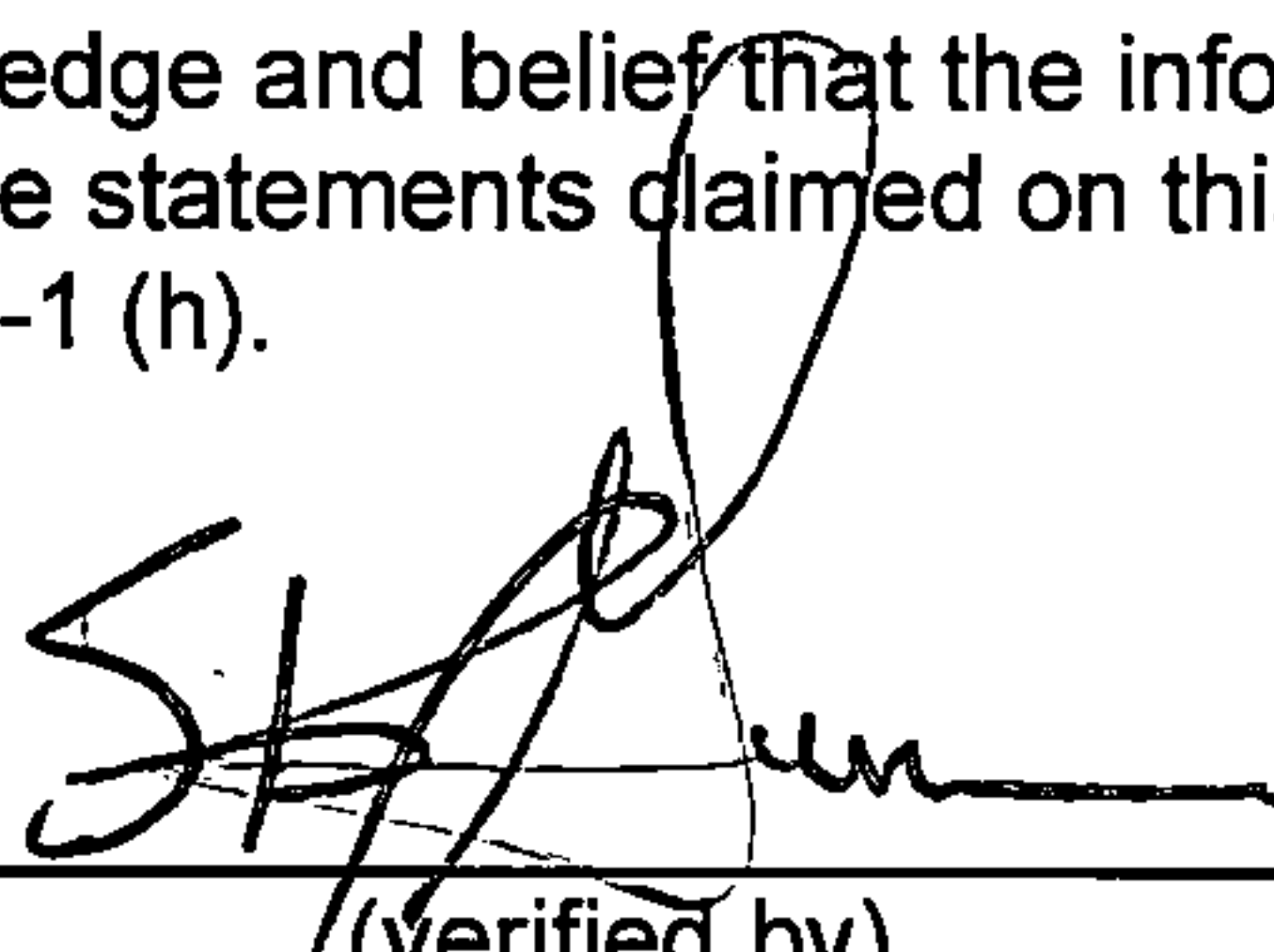
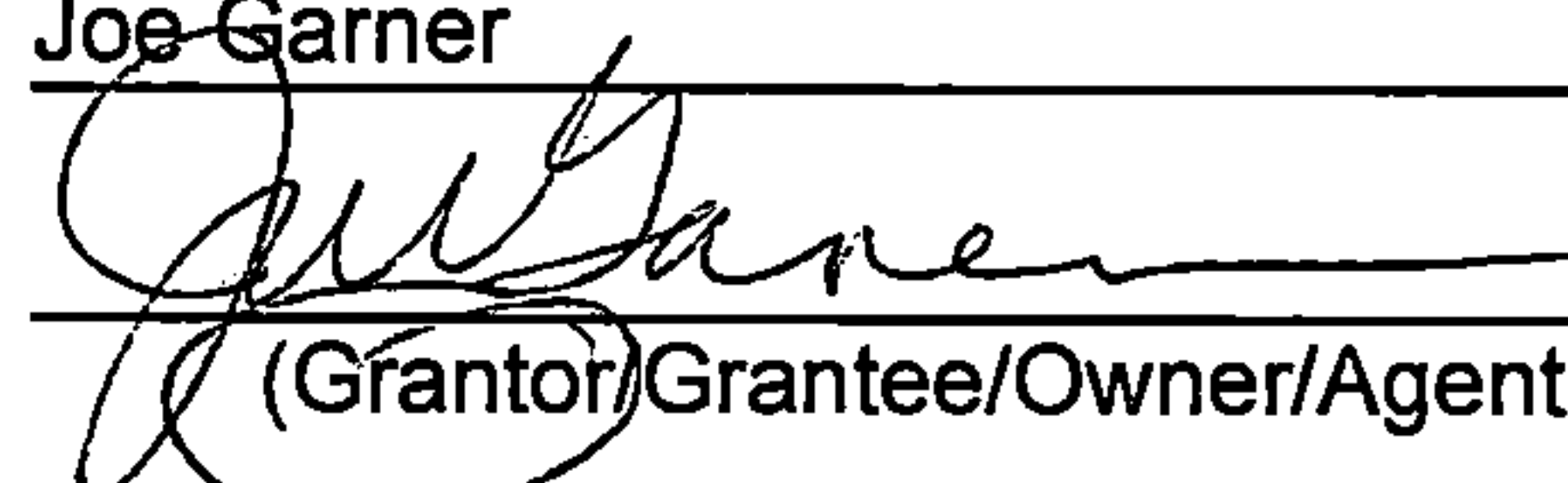
Date of Sale - the date on which interest to the property was conveyed.

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 of 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	October 24, 2019	Print	Joe Garner
☐ Unattested		Sign	
	(verified by)		(Grantor)Grantee/Owner/Agent) circle one

