

THIS DOCUMENT IS BEING RE-RECORDED FOR THE
PURPOSE OF PLACING INTO THE CORRECT COUNTY

2017 1174 17-5032
Recorded in the Above
DEED Book & Page
02-02-2017 01:40:28 PM
Mike Bowling - Judge of Probate
St. Clair County, Alabama

THIS DEED IS BEING RE-RECORDED FOR THE PURPOSE OF ADDING A OMITTED GRANTEE

THIS INSTRUMENT PREPARED BY:
BARNES & BARNES LAW FIRM, P.C.
8107 PARKWAY DRIVE
LEEDS, ALABAMA 35094
205-699-5000

Send Tax Notice To:
WILLIAM R. CRAWFORD
GINGER HILL
4621 GUILFORD COVE
BIRMINGHAM, AL 35242

20170906000325860
09/06/2017 02:54:57 PM
DEEDS 1/3

WARRANTY DEED WITH RIGHT OF SURVIVORSHIP

STATE OF ALABAMA
Shelby COUNTY

20191210000456130 12/10/2019 10:58:20 AM CORDEED 1/3

KNOW ALL MEN BY THESE PRESENTS, That in consideration of Two Hundred Twenty-Three Thousand Seven Hundred Fifty and 00/100 Dollars (\$223,750.00)* to the undersigned Grantors, MICHAEL A. PODY and, WIFE, CASSIE PODY, (hereinafter referred to as Grantors, whose mailing address is 4621 GUILFORD COE, BIRMINGHAM, AL 35242), in hand paid by the Grantee herein (whose mailing address is shown above), the receipt of which is hereby acknowledged, the said Grantors do by these presents, grant, bargain, sell and convey unto WILLIAM R. CRAWFORD, (herein referred to as Grantee), the following described real estate, situated in Shelby County, Alabama, to-wit: * * AND GINGER HILL

LOT 47, ACCORDING TO THE FINAL RECORD PLAT OF GREYSTONE FARMS GUILFORD PLACE SECTOR, PHASE 3, AS RECORDED IN MAP BOOK 24, PAGE 27, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.

Property address: 4621 GUILFORD COVE, BIRMINGHAM, AL 35242

*The purchase price or actual value of this conveyance can be verified in the following documentary evidence: Closing Statement

Subject to:

1. Taxes for the current tax year and any subsequent years.
2. Easements, restrictions, reservations, rights-of-way, limitations, covenants and conditions of record, if any.
3. Mineral and mining rights, if any.
4. NOTICE TO THE INSURED IS HEREBY GIVEN THAT THE RECORDED SUBDIVISION MAP(S), AS RECORDED IN MAP BOOK 24, PAGE 27, CONTAINS ON THE FACE OF SAME A STATEMENT PERTAINING TO NATURAL LIME SINKS. NO LIABILITY IS ASSUMED HEREUNDER FOR SAME.
5. BUILDING SETBACK LINE(S) AND EASEMENT(S) AS SHOWN BY MAP BOOK 24, PAGE 27, AND BY RESTRICTIONS RECORDED IN INST. #1995-16401 AND FIRST AMENDMENT RECORDED AS INST. #1996-1432, 2ND AMENDMENT RECORDED IN INST. #1996-21440, 3RD AMENDMENT RECORDED IN INST. #1997-2587 AND 4TH AMENDMENT RECORDED IN INST. #1998-10062 AND 5TH AMENDMENT RECORDED AS INST. #1998-30335 IN PROBATE OFFICE.
6. RESTRICTIONS, COVENANTS, AND CONDITIONS AS SET OUT IN INSTRUMENT(S) RECORDED IN INST. #1995-16401 AND FIRST AMENDMENT RECORDED AS INST. #1996-1432, 2ND AMENDMENT RECORDED IN INST. #1996-21440, 3RD AMENDMENT RECORDED IN INST. #1997-2587 AND 4TH AMENDMENT RECORDED AS INST. 1998-10062 AND 5TH INST. RECORDED AS INST. #1998-30335 AND INST. #200-9754 IN PROBATE OFFICE.
7. TITLE TO ALL MINERAL RIGHTS WITHIN AND UNDERLYING THE PREMISES, TOGETHER WITH ALL MINING RIGHTS AND OTHER RIGHTS, PRIVILEGES, IMMUNITIES AND RELEASE OF DAMAGES RELATING THERETO, AS RCRDED IN DEED BOOK 121, PAGE 294 AND DEED BOOK 60, PAGE 260.
8. EASEMENT(S) TO BILLSOUTH COMMUNICATIONS, AS RECORDED IN INST. #1995-7422.
9. AMENDED AND RESTATED RESTRICTIVE COVENANTS INCLUDING BUILDING SETBACK LINES AND SPECIFIC PROVISIONS FOR DENSE BUFFER ALONG HUGH DANIEL DRIVE, ALL AS SET OUT IN INST. RECORDED IN REAL 265, PAGE 96, IN PROABTE OFFICE, AND WHICH SAID BUILDING SETBACK LINES AND DENSE BUFFER ARE SHOWN ON SURVEY OF PARAGON ENGINEERING, INC., DATED 07/14/1994.
10. SHELBY CABLE AGREEMENT RECORDED IN REAL 350, PAGE 545 IN PROBATE OFFICE.
11. COVENANTS AND AGREEMENT FOR WATER SERVICE AS SET OUT IN AN AGREEMENT RECORDED IN REAL BOOK 235, PAGE 574 AS MODIFIED BY AGREEMENT RECORDED AS INST. #1992-20786, AS FURTHER MODIFIED BY AGREEMENT RECORDED AS INST. #1993-20840 IN PROBATE OFFICE.

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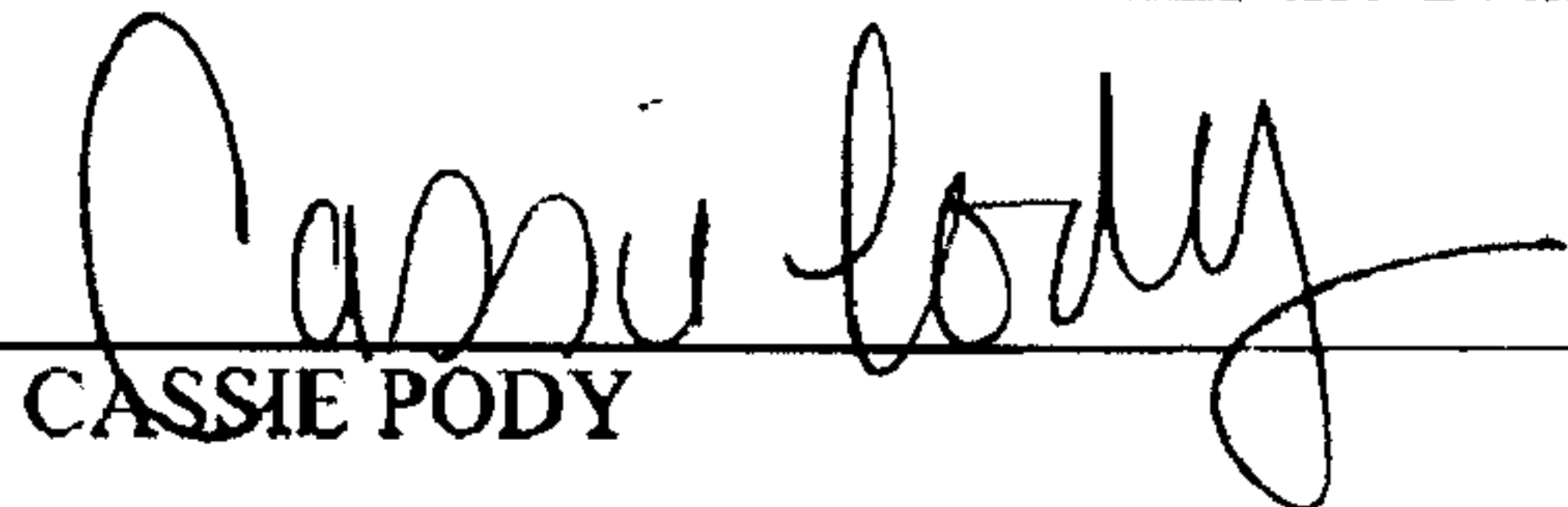
12. RIGHT(S) OF WAY TO SHELBY COUNTY, AS RECORDED IN INST. #1994-21963.
13. DEVELOPMENT AGREEMENT BETWEEN DANIEL OAK MOUNTAIN LIMITED PARTNERSHIP, GREYSTONE RESIDENTIAL ASSOCIATION, INC., GREYSTONE RIDGE, INC., AND UNITED STATES FIDELITY AND GUARANTY COMPANY AS INST. #1994-22318, 1ST AMENDMENT RECORDED IN INST. #1996-530 AND 2ND AMENDMENT RECORDED IN INST. #1998-16170 IN PROBATE OFFICE.
14. GREYSTONE FARMS RECIPROCAL EASMENT AGREEMENT AS SET OUT AS INST. #1995-16400 IN PROBATE OFFICE.
15. GREYSTONE FARMS COMMUNITY CENTER PROPERTY DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS AS SET OUT AS INST. #1995-16403 IN PROBATE OFFICE.
16. RELEASE OF DAMAGES AS SET OUT IN INSTRUMENT(S) RECORDED IN INST. #1999-3777.
17. 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 24, PAGE 27, IN PROBATE OFFICE; THE POLICY WILL INSURE THAT ANY VIOLATION OF THIS COVENANT WILL NOT RESULT IN A FORFEITURE OR REVERSION OF TITLE.

TO HAVE AND TO HOLD to the said Grantee, 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 for such survivor forever, together with every contingent remainder and right of reversion.

And said Grantors, for said Grantors, their heirs, executors and administrators, covenant with said Grantee, his/her heirs and assigns, that Grantors are lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise stated above; that Grantors ha a good right to sell and convey the same as aforesaid; that Grantors will, and his/her heirs, executors and administrators shall warrant and defend the same to the said Grantee, his/her heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, said Grantors have hercunto set their hand and seal this the 20th day of January 2016.

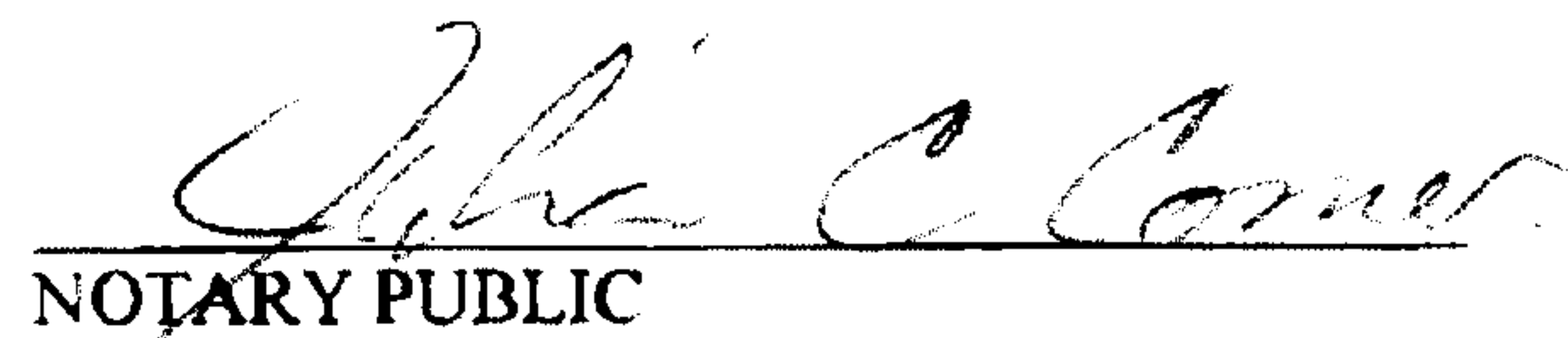

MICHAEL A. PODDY


CASSIE PODDY

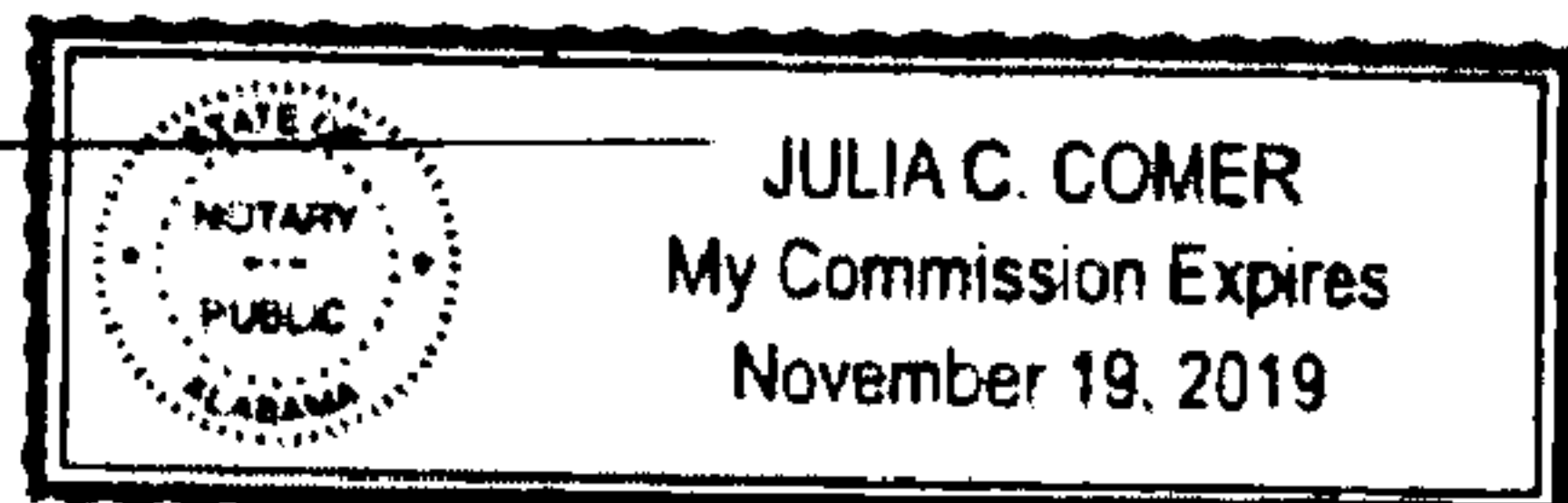
STATE OF ALABAMA
JEFFERSON COUNTY

I, the undersigned authority, a Notary Public in and for said County in said State, hereby certify that MICHAEL A. PODDY and CASSIE PODDY, whose names are signed to the foregoing conveyance, and who are known to me, acknowledged before me on this day, that, being informed of the contents of the conveyance, executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 20th day of January, 2017.


NOTARY PUBLIC

My Commission Expires:



Book/Pg: 2017/1174
Term/Cashier: S PC-PROB-REC-01 / Danielle
Tran: 9552.251441.361859
Recorded: 02-02-2017 13:41:57
CER Certification Fee 3.00
DFE Deed Tax 224.00
PIF Special Index Fee 5.50
REC Recording Fee 9.00
Total Fees: \$ 241.50

20191210000456130 12/10/2019 10:58:20 AM CORDEED 3/3

20170906000325860 09/06/2017 02:54:57 PM DEEDS 3/3

2017 1176

Recorded in the Above

DEED Book & Page

02-02-2017 01:40:28 PM

Mike Bowling - Judge of Probate

St. Clair 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: MICHAEL A. PODY and CASSIE PODY
Mailing Address: 4621 GUILFORD COVE
BIRMINGHAM, AL 35242

Grantee's Name: WILLIAM R. CRAWFORD
Mailing Address: 4621 GUILFORD COVE
BIRMINGHAM, AL 35242

Property Address: 4621 GUILFORD COVE
BIRMINGHAM, AL 35242

Date of Sale: January 20th, 2017

Total Purchase Price: (\$223,750.00)

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
☐ Appraisal ☐ Other Tax Assessment
☐ Sales Contract
☒ 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 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).

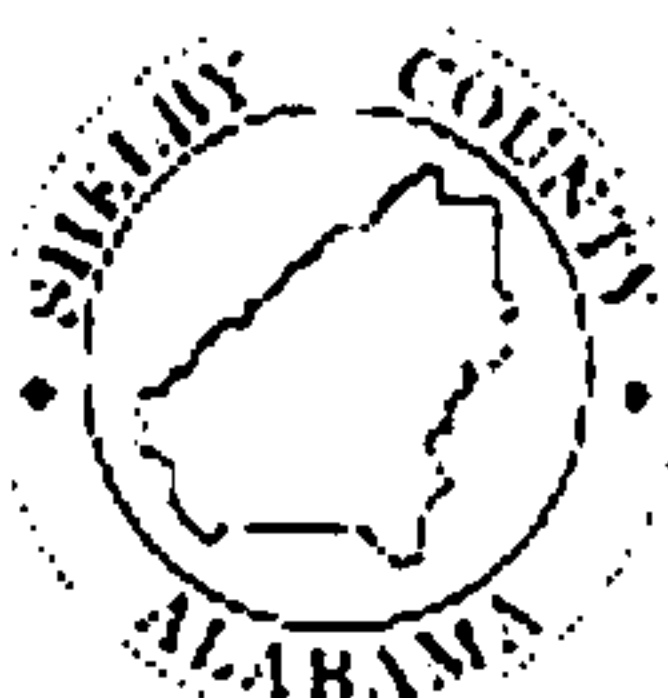
Date: 1-20-17

Print: Laura L. Barnes, Closing Attorney

Unattested

Sign:

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



Filed and Recorded
Official Public Records
Judge James W. Fuhrmeister, Probate Judge,
County Clerk
Shelby County, AL
09/06/2017 02:54:57 PM
\$245.00 CHERRY
20170906000325860



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
12/10/2019 10:58:20 AM
\$29.00 CHERRY
20191210000456130

Allen S. Bayl