

20200505000176620  
05/05/2020 04:14:17 PM  
DEEDS 1/6

Commitment Number: AL19100989

This instrument prepared by:

Jay A. Rosenberg, Esq., Rosenberg LPA, Attorneys At Law, 3805 Edwards Road, Suite 550, Cincinnati, Ohio 45209 (513) 247-9605 Fax: (866) 611-0170 and Thomas Granville McCroskey, Esq., Member of the Alabama Bar and licensed to practice law in Alabama. File Number: AL19100989.

After Recording, Send To:  
Boston National Title Agency  
400 Rouser Rd  
Coraopolis, PA 15108

Assessed Value: \$650,050

**PROPERTY APPRAISAL (TAX/APN) PARCEL IDENTIFICATION NUMBER**  
**03 8 28 0 001 006.083**

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**SPECIAL/LIMITED WARRANTY DEED**

**Vicki J. Vines, surviving trustee of the VJV Irrevocable Trust, hereinafter grantor, whose tax-mailing address is 5166 Greystone Way, Birmingham, AL 35242, for \$ 0.00 (Zero Dollars and Zero Cents) in consideration paid, grants with covenants of limited warranty to Vicki J. Vines, Melisa Lynn Vines and Bonnie M. Vines, as trustees of VJV Irrevocable Trust dated November 12, 2002, hereinafter grantees, whose tax mailing address is 5166 Greystone Way, Birmingham, AL 35242, the following real property:**

**The following described real estate, situated in to-wit: Lot 75, according to the Survey of Greystone, 5th Sector, Phase I, as recorded in Map Book 17, Page 72 A, B and C, in the Probate Office of Shelby County, Alabama, Mineral and mining rights excepted. Subject to Current taxes, easements and restrictions of record.**

**Tax ID:03 8 28 0 001 006.083**

**Property Address is: 5166 Greystone Way, Birmingham, AL 35242**

**Prior instrument reference: 20021125000589960**

The real property described above is conveyed subject to the following: All easements, covenants, conditions and restrictions of record; All legal highways; Zoning, building and other laws, ordinances and regulations; Real estate taxes and assessments not yet due and payable; Rights of tenants in possession.

TO HAVE AND TO HOLD the same together with all and singular the appurtenances thereunto belonging or in anywise appertaining, and all the estate, right, title interest, lien equity and claim whatsoever of the said grantor, either in law or equity, to the only proper use, benefit and behalf of the grantees forever.

Executed by the undersigned on 4/23, 2020:

Vicki J. Vines Trustee  
Vicki J. Vines, surviving trustee of the VJV Irrevocable Trust

STATE OF Alabama  
COUNTY OF Shelby

The foregoing instrument was acknowledged before me on 4/23, 2020 by Vicki J. Vines, surviving trustee of the VJV Irrevocable Trust who is personally known to me or has produced Driver License as identification, and furthermore, the aforementioned person has acknowledged that his/her signature was his/her free and voluntary act for the purposes set forth in this instrument.

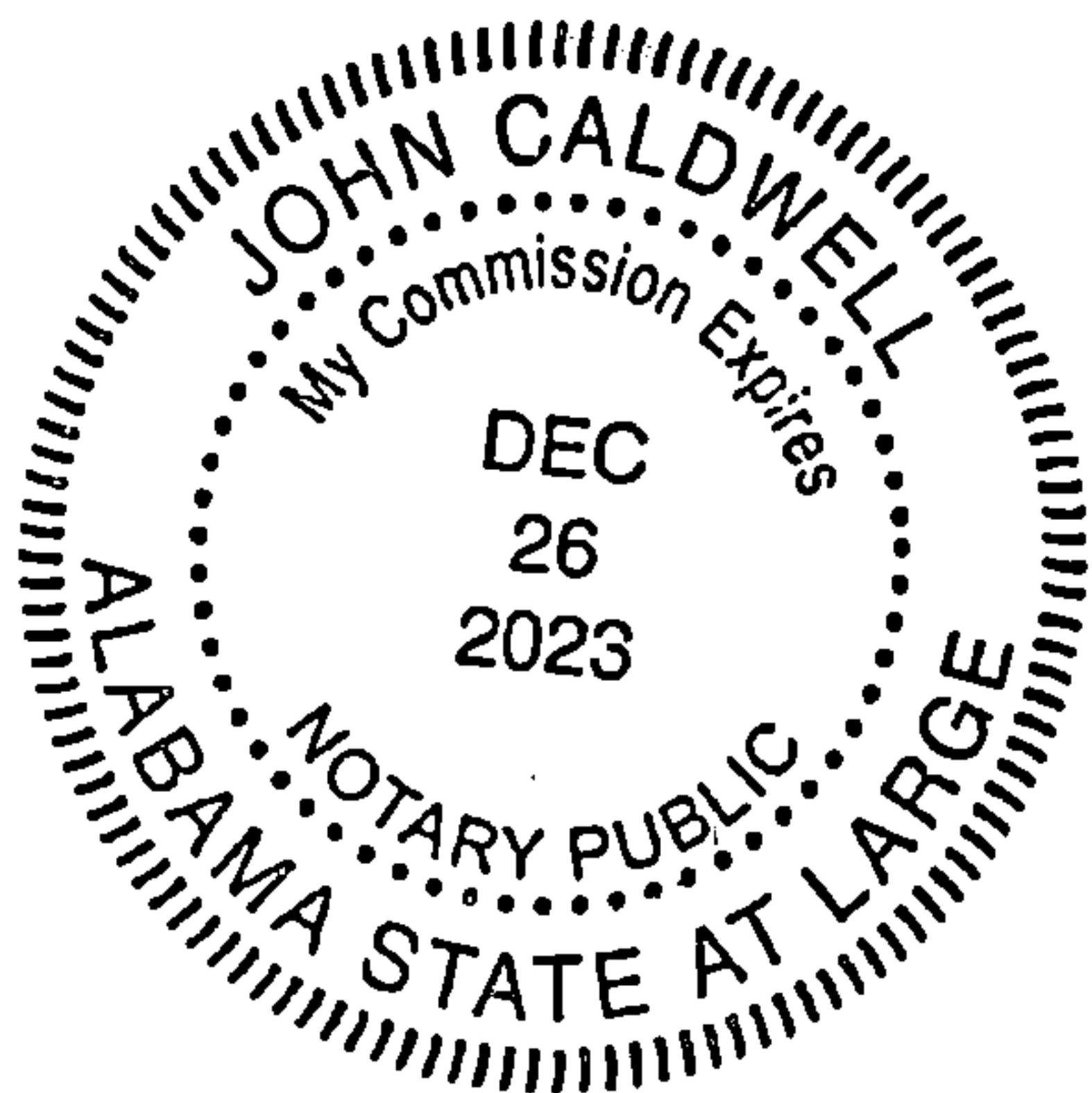
STATE OF Alabama  
COUNTY OF Shelby : ss

On the 23 day of April in the year 2020 before me, the undersigned, personally appeared VICKI J. VINES, MELISA LYNN VINES and BONNIE M. VINES,  
and  
and

as Witnesses, personally known to me or proved to me on the basis of satisfactory evidence to be the individual(s) whose name(s) is(are) subscribed to the within instrument and acknowledged to me he/she/they executed the same in his/her/their capacity(ies), and that by his/her/their signature(s) on the instrument, the individual(s), or the person upon behalf of which the individual(s) acted and executed the instrument.

John Caldwell

Signature and Office of Individual taking acknowledgement notary



**Real Estate Sales Validation Form*****This Document must be filed in accordance with Code of Alabama 1975, Section 40-22-1***

Grantor's Name VJV Irrevocable Trust

Grantee's Name Vicki J. Vines, as trustee of VJV Irrevocable Trust dated November 12, 2002, Melisa Lynn Vines, as trustee of VJV Irrevocable Trust dated November 12, 2002 and Bonnie M. Vines, as trustee of VJV Irrevocable Trust dated November 12, 2002

Mailing Address 5166 Greystone Way,  
Birmingham, AL 35242Mailing Address 5166 Greystone Way,  
Birmingham, AL 35242Property Address 5166 Greystone Way,  
Birmingham, AL 35242

Date of Sale 04/23/2020

Total Purchase Price 0.00

or

Actual Value \$

or

Assessor's Market Value \$ 650,050

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 TITLE SEARCH

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, 2020Print VICKI VINES

\_\_\_\_\_  
Unattested

\_\_\_\_\_  
(verified by)

Sign

\_\_\_\_\_  
*Ricki J. Davis*

(Grantor/Grantee/Owner/Agent) circle one

**Form RT-1**





Filed and Recorded  
Official Public Records  
Judge of Probate, Shelby County Alabama, County  
Clerk  
Shelby County, AL  
05/05/2020 04:14:17 PM  
\$40.00 CHERRY  
20200505000176620

*Allen S. Byrd*

20200505000176620 05/05/2020 04:14:17 PM DEEDS 6/6



ALABAMA DEPARTMENT OF REVENUE  
INDIVIDUAL & CORPORATE TAX DIVISION

WITHHOLDING TAX SECTION

P.O. Box 327480 • Montgomery, AL 36132-7480

[www.revenue.alabama.gov](http://www.revenue.alabama.gov)

Form NR-AF3

1/14

**Seller's Certificate of Exemption**

SELLER'S NAME (AND SPOUSE'S NAME, IF JOINTLY OWNED)  
VJV Irrevocable Trust

SELLER'S IDENTIFICATION NUMBER (SSN OR FEIN)\*

SPOUSE'S IDENTIFICATION NUMBER (IF JOINTLY OWNED)\*

STREET ADDRESS  
5166 Greystone Way, Birmingham, AL 35242

CITY STATE ZIP

**INSTRUCTIONS**

This form is provided for the convenience of the seller and the protection of the buyer, to be executed in sales or transfers of real property by nonresidents when the seller is exempt from the withholding requirements imposed by the Alabama Department of Revenue pursuant to Section 40-18-86, *Code of Alabama 1975*. This form is not required to be used or submitted to the Department, but the seller may wish to execute this form or a similar document to protect all parties to the transaction. The buyer may rely on the seller's affidavit unless the buyer knows or should know, based on the buyer's knowledge at the time of closing, that statements made on the affidavit are false. The buyer has no duty to investigate the statements made on a seller's affidavit. To execute this form, the seller is to initial any statement which applies. If any one of the statements below applies to the seller, the transaction is exempt.

**\*For privacy and confidentiality purposes, the SSN or FEIN of the seller and of the buyer may be omitted or deleted from copies of all documents exchanged between the parties involved. However, all documents required to be submitted to the Alabama Department of Revenue must contain the complete SSN or FEIN information on the original copy mailed to the Department.**

This is to certify that the seller of this property is not a resident of Alabama, but is exempt from the withholding provisions of the Alabama Department of Revenue Section 40-18-86 by virtue of the following:

- ☒ The property being sold is the seller's principal residence and none of the gain is required to be included in federal adjusted gross income.
- ☐ The seller is a mortgagor conveying the mortgaged property to a mortgagee in foreclosure or in a transfer in lieu of foreclosure with no additional consideration.
- ☐ The seller or buyer is an agency or authority of the United States of America or the State of Alabama.
- ☐ The seller or buyer is the Federal National Mortgage Association, the Government National Mortgage Association, or the Federal Home Loan Mortgage Corporation.
- ☐ The seller or buyer is a private mortgage insurance company.
- ☐ The purchase price of the property is less than \$300,000.00.
- ☐ The seller is an S corporation or a partnership subject to withholding under Section 40-18-86, and an Alabama composite return will be filed on behalf of the nonresident shareholders, members, or partners.
- ☐ The seller is a tax exempt organization, and the income from this sale is not subject to Alabama income tax.
- ☐ The seller is an insurance company which pays to Alabama a tax on its premium income.
- ☐ The seller is a financial institution, as defined under Section 40-16-1, subject to Alabama's Financial Institution Excise Tax.
- ☐ The transaction is a non-recognition transaction such as a like kind exchange where gain is realized by the seller but completely not recognized for Alabama income tax purposes.
- ☐ The transaction is a transfer of a limited interest in real property, including easements, rights of way, mortgages or other instruments that secure indebtedness, or leases (not including capital leases).

Under penalties of perjury, I swear that the above information is to the best of my knowledge and belief, true, correct, and complete.

*Nicki J. Jones* *Apr 23, 2020*  
SELLER'S SIGNATURE (AND TITLE, IF APPLICABLE) DATE

SPOUSE'S SIGNATURE (AND TITLE, IF APPLICABLE) DATE

Sworn to and subscribed before me this

*23* day of *April* *2020*  
*John Caldwell* Notary Public

My commission expires John Caldwell

**My Commission Expires  
12/26/2023**

