

This instrument was prepared by:
Bruce L. Gordon, Esq.
Gordon, Dana & Gilmore, LLC
600 University Park Place, Suite 100
Birmingham, AL 35209

Send Tax Notice to:
HH-Grey, LLC
c/o Byron L. Harrison
1025 Greystone Crest
Birmingham, AL 35242

No current survey of the property conveyed herein has been reviewed and therefore no opinion as to matters which an accurate survey of the property would reveal is given.

GENERAL WARRANTY DEED

STATE OF ALABAMA)
)
COUNTY OF SHELBY)

KNOW ALL PERSONS BY THESE PRESENTS:

That in consideration of One Hundred Twelve Thousand Five Hundred and No/100 Dollars (\$112,500.00) to the undersigned **Feris For Construction, Inc., an Alabama corporation**, (hereinafter referred to as "GRANTOR"), in hand paid by the GRANTEE herein, the receipt of which is hereby acknowledged, the said GRANTOR does by these presents, grant, bargain, sell and convey unto **HH-Grey, LLC, an Alabama limited liability company** (hereinafter referred to as "GRANTEE"), in and to the following described real estate, situated in Shelby County, Alabama, to-wit:

Lot 42, according to the Amended Map of the Crest at Greystone, as recorded in Map Book 18, Page 17 A, B, C & D, in the Probate Office of Shelby County, Alabama.

SUBJECT TO:

1. Taxes and assessments for the year 2020 and subsequent years not yet due and payable.
2. Easements or claims of easements, not shown by public record.
3. Any encroachment, encumbrance, violations, variation or adverse circumstance affecting the property that would be disclosed by an accurate and complete land survey of the property.
4. Easement(s), building line(s) and restriction(s) as shown on recorded map.
5. Title to all minerals within and underlying the premises, together with all mining rights and other rights, privileges and immunities relating thereto.
6. All matters contained on The Plat of The Crest at Greystone recorded in Plat Book 16, Page 108, Public Records of Shelby County, AL

7. All matters contained on the Plat of Amended Map of The Crest at Greystone recorded in Plat Book 18, Page 17A, Public Records of Shelby County, AL.
8. Declaration of Covenants, Conditions and Restrictions by Daniel Oak Mountain Limited Partnership, an Alabama limited partnership, dated October 2, 1992 and recorded October 2, 1992, as Instrument 1992-22103, in Shelby County, Alabama. As affected by First Amendment to the Crest at Greystone Declaration of Covenants, Conditions and Restrictions dated February 3, 1994 and recorded February 3, 1994 as Instrument 1994-03752, in Shelby County, Alabama. As affected by Second Amendment to The Crest at Greystone Declaration of Covenants, Conditions and Restrictions dated January 10, 1995 and recorded January 11, 1995, as Instrument 1995-00941, in Shelby County, Alabama. As affected by Third Amendment to the Crest at Greystone Declaration of Covenants, Conditions and Restrictions dated October 25, 1995 and recorded November 13, 1995, as Instrument 1995-32703, in Shelby County, Alabama. As affected by Fourth Amendment to the Crest at Greystone Declaration of Covenants, Conditions and Restrictions dated August 22, 2001 and recorded September 6, 2001, as Instrument 2001-38397, in Shelby County, Alabama. As affected by Fifth Amendment to the Crest at Greystone Declaration of Covenants, Conditions and Restrictions dated September 3, 2003 and recorded September 10, 2003 as Instrument No. 20030910000608050, in Shelby County, Alabama. As affected by Sixth Amendment to the Crest at Greystone Declaration of Covenants, Conditions and Restrictions dated January 20, 2004 and recorded January 23, 2004, as Instrument No. 20040123000039500, in Shelby County, Alabama.
9. Easement between The Crest at Greystone Homeowners Assoc., and BellSouth Telecommunications, Inc., a Georgia corporation, d/b/a AT&T Alabama, dated June 9, 2010 and recorded July 12, 2010, as Instrument No. 20100712000219810.
10. Right-of-way granted to Alabama Power Company recorded in Inst. No. 1993-15092.
11. Right-of-way granted to the Water Works and Sewer Board of the City of Birmingham recorded in Inst. No. 1993-20841.
12. Amended and Restated restrictive covenants including building setback lines and specific provisions for dense buffer along Hugh Daniel Drive, as set out in Instrument recorded in Real 265, Page 96.
13. Shelby Cable Agreement recorded in Real 350, Page 545.
14. Covenants and Agreements for water service contained in Agreement recorded in Real Book 235, Page 574, as modified by Agreement recorded as Instrument No. 1992-20786 as further modified by Agreement recorded in Instrument No. 1993-20840.
15. Access and utility easement agreement between Daniel Oak Mountain Limited Partnership and Dantract, Inc. recorded in Book 265, Page 368.

TO HAVE AND TO HOLD Unto the said GRANTEE, its successors and assigns forever.

And the GRANTOR does for itself. its successors and assigns, covenant with the said GRANTEE, its successor and/or assigns, that it is lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that it has a good right to

sell and convey the same as aforesaid; and that it will and, and its successors and assigns shall, warrant and defend the same to the said GRANTEE, its successors and/or assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the said GRANTOR, by its duly authorized officer, has hereto set its signature and seal, this the 3 day of August, 2020.

GRANTOR:

Feris For Construction, Inc.

By: [Signature]
Khaled Sukar

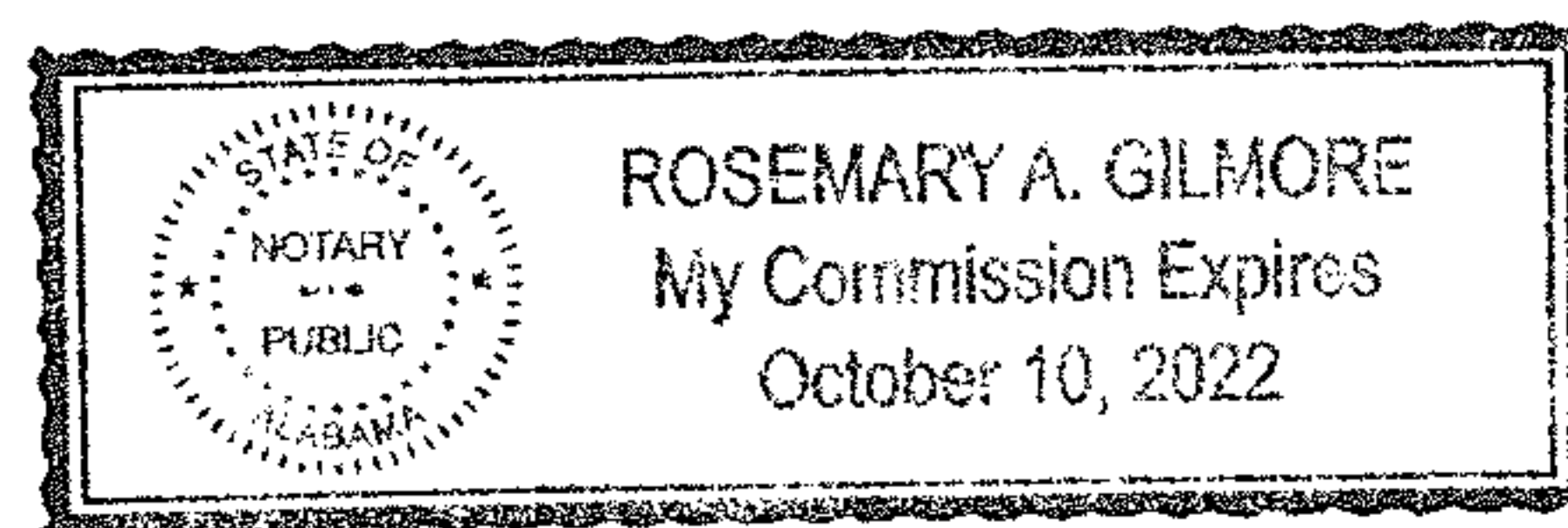
STATE OF ALABAMA)

COUNTY OF Jefferson

I, the undersigned, a Notary Public in and for said County in said State, hereby certify that Khaled Sukar, whose name as President of Feris For Construction Inc., an Alabama corporation, 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, as such officer and with full authority, executed the same voluntarily for and as the act of said corporation.

Given under my hand and official seal, this the 3rd day of August, 2020.

[Signature]
Notary Public
My Commission Expires: _____



Real Estate Sales Validation Form – FORM RT-1

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

Grantor's Name Feris For Construction, Inc.
Mailing Address _____Grantee's Name HH-Grey, LLC
Mailing Address c/o Byron L. Harrison
1025 Greystone Crest
Birmingham, AL 35242Property Address 1012 Greystone Crest
Birmingham, AL 35242

Date of Sale _____

Total Purchase Price \$112,500.00

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☒ 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.

InstructionsGrantor'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 Section 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 Section 40-22-1 (h).Date 8/3/20

GRANTOR: Feris For Construction, Inc.

☒ Unattested

(verified by)

Sign

Khaled Sukar, President



Filed and Recorded
 Official Public Records
 Judge of Probate, Shelby County Alabama, County
 Clerk
 Shelby County, AL
 08/04/2020 02:54:05 PM
 \$143.50 MIST
 20200804000331490

A handwritten signature in cursive script, appearing to read "Allen S. Boyd".