



20201102000493470 1/4 \$137.00  
Shelby Cnty Judge of Probate, AL  
11/02/2020 09:55:44 AM FILED/CERT

Send tax notice to:  
Marve D. Breeding  
1014 Edenton Street  
Birmingham, AL 35242

This Instrument Prepared By:  
Gregory D. Hyde, Esq.  
Dominick Feld Hyde, P.C.  
1130 22<sup>nd</sup> Street South  
Ridge Park, Suite 4000  
Birmingham, Alabama 35205

THIS INSTRUMENT HAS BEEN PREPARED IN ACCORDANCE WITH THE INFORMATION SUPPLIED BY THE PARTIES HERETO. NO TITLE EXAMINATION AND/OR OPINION WAS REQUESTED OF DOMINICK FELD HYDE, P.C. BY EITHER GRANTOR OR GRANTEE, AND NONE WAS CONDUCTED AND/OR RENDERED.

WARRANTY DEED

STATE OF ALABAMA )  
SHELBY COUNTY )

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of One Dollar and other good and valuable consideration, to the undersigned Grantor in hand paid by the Grantee herein, the receipt whereof is acknowledged, I, Georgiana G. Breeding, a widow (hereinafter referred to as "Grantor"), do grant, bargain, sell and convey unto Marve D. Breeding (hereinafter referred to as "Grantee"), all of the following described real estate situated in Shelby County, Alabama, to-wit:

Lot 23, according to the Final Plat of Greystone Farms Guilford Place, Sector 3, Phase 3, as recorded in Map Book 24, Page 27, in the Probate Office of Shelby County, Alabama.

SOURCE OF TITLE: Instrument # 20120319000095040

This conveyance is made subject to the following:

1. The lien for ad valorem taxes due in the current year or any subsequent year but not yet payable.
2. Rights of tenant(s) in possession, as tenant(s) only, under any recorded or unrecorded lease(s).
3. All matters, facts, easements, restrictions, assessments, covenants, agreements and all other terms and provisions in Map Book 24, Page 27.
4. Title to all minerals within and underlying the property, together with all mining rights and other rights, privileges, immunities and release of damages relating thereto, as recorded in Deed Book 121, Page 294, Deed Book 60, Page 260. Release of damages as set out in instrument recorded as Instrument No. 1999-27163.
5. Building setback lines as shown by restrictive covenants recorded in instrument #1995-16401 and 1<sup>st</sup> Amendment recorded in Instrument #1996-1432; 2<sup>nd</sup> Amendment recorded in Instrument #1996-21440, 3<sup>rd</sup> Amendment recorded in Instrument #1997-2587; 4<sup>th</sup> Amendment in Instrument #1998-10062; 5<sup>th</sup> Amendment recorded in Instrument #1998-30335, in Map Book 24, Page 27 and public easements as shown by recorded plat.
6. Easement(s) to BellSouth Communications, as recorded in Instrument #1995-7422.

7. Restrictions, covenants, and conditions as set out in instrument(s) recorded in Instrument #1995-16401 and 1<sup>st</sup> Amendment recorded in #1996-1432; 2<sup>nd</sup> Amendment recorded in Instrument #1996-21440; 3<sup>rd</sup> Amendment recorded in Instrument #1997-2587; 4<sup>th</sup> Amendment in Instrument #1998-10062; 5<sup>th</sup> Amendment recorded in Instrument #1998-30335, 6<sup>th</sup> Amendment recorded in Instrument #2000-9754, and as set out in deed recorded in instrument #1999-39543.

8. Amended and restated restrictive covenants including setback lines and specific provisions for dense buffer along Hugh Daniel Drive, all as set out in instrument in Real Volume 265, Page 65.

9. Covenants and agreement for water service as set out in Agreement recorded in Real Volume 235, Page 574, as modified by Agreement recorded in Instrument #1992-20786, further modified by Agreement recorded in Instrument #1993-20840.

10. Shelby Cable Agreement recorded in Real Volume 350, Page 545.

11. Right(s) of way to Daniel Oak Mountain Limited to Shelby County, as recorded in Instrument #1994-21963.

12. Development Agreement between Daniel Oak Mountain Limited Partnership, Greystone Residential Association, Inc., Greystone Ridge, Inc. and United States Fidelity and Guaranty Company, recorded in Instrument #1994-22318 and 1<sup>st</sup> Amendment recorded in Instrument #1996-0530 and 2<sup>nd</sup> Amendment recorded in Instrument #1998-16170.

13. Greystone Farms Reciprocal Easement Agreement as set out in Instrument #1995-16400.

14. Greystone Farms Community Center Property Declaration of Covenants, Conditions, and Restrictions, recorded in Instrument #1995-16403

15. All other easements, liens, encumbrances, restrictions, rights-of-way, any reservations of mineral rights, and other matters of record in the Probate Office of Shelby County, Alabama, together with any deficiencies in quantity of land, easements, discrepancies as to boundary lines, overlaps, etc., which would be disclosed by a true and accurate survey of the property conveyed herein.

TO HAVE AND TO HOLD to said Grantee, his heirs and assigns forever.

No warranty or covenant respecting the nature of the quality of the title to the property hereby conveyed is made by the Grantor other than that the Grantor have neither permitted or suffered any lien, encumbrance or adverse claim to the property described herein since the date of acquisition thereof by the Grantor.

The purpose of this conveyance is to convey Grantor's undivided one-half (½) interest in the subject property to Grantee, the co-tenant., so that Grantee owns one-hundred percent (100%) of the subject property.

The above property constitutes the homestead of the Grantor.

IN WITNESS WHEREOF, the Grantor have hereunto set her hand and seal on

April 5, 2017, 2017.

  
Georgiana G. Breeding



I, the undersigned authority, a Notary Public in and for the State of Alabama at Large, hereby certify that Georgiana G. Breeding, a widow, whose name is signed to the foregoing conveyance and who is known to me, acknowledged before me on this day that being informed of the contents of the conveyance, she executed the same voluntarily on the day the same bears date.

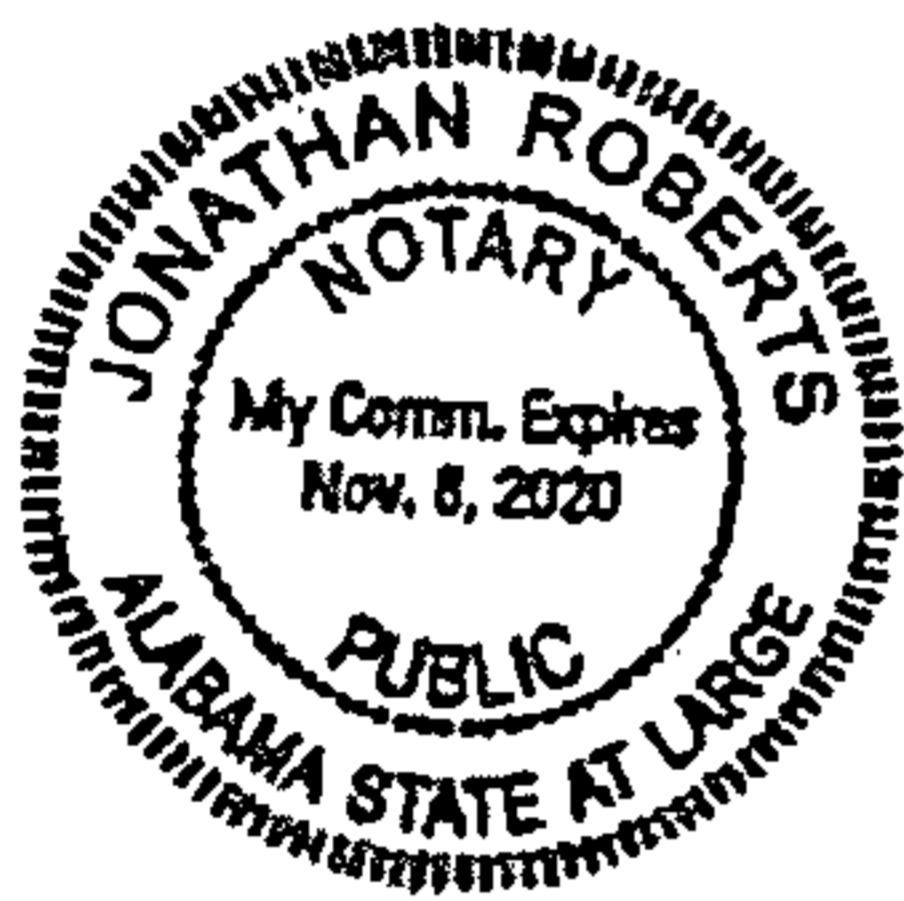
Given under my hand on April 5<sup>th</sup>, 2017.

[Signature]  
Notary Public

Jonathan Roberts  
Printed Name

(NOTARY SEAL)

My Commission Expires: November 8, 2020



MY COMMISSION EXPIRES NOVEMBER 8, 2020



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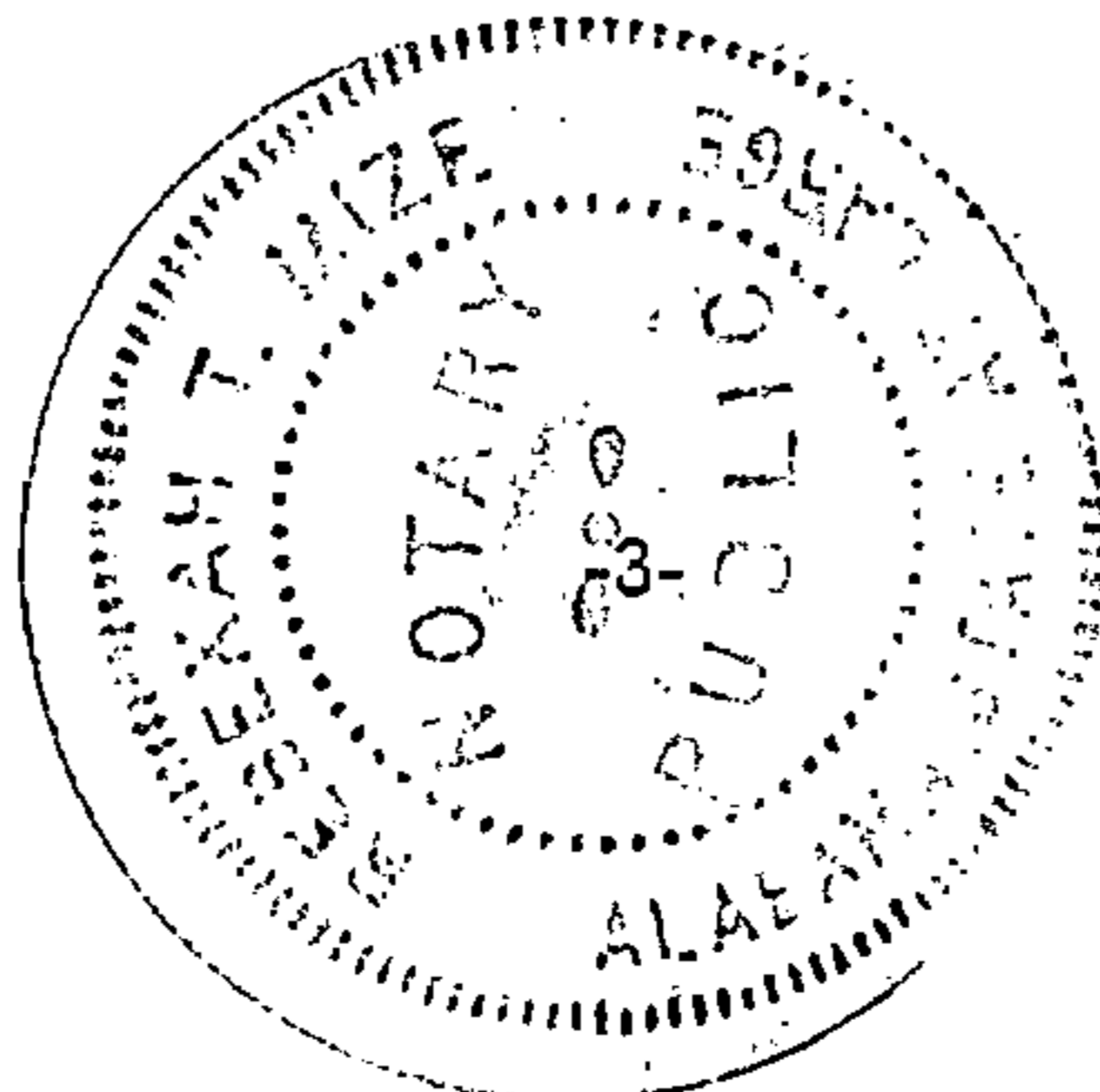
The undersigned hereby certifies that this is a true and correct copy of the original instrument.

[Signature]

Sworn to and subscribed before me this 21<sup>st</sup> day of October, 2020

Rebekah L. Muse  
Notary Public

My commission expires: 9/30/2022



Real Estate Sales Validation Form

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

Grantor's Name Marve D. Breeding & Georgiana G. Breeding
Mailing Address 4000 Guilford Rd
Birmingham, AL 35242

Grantee's Name Marve D. Breeding
Mailing Address 1014 Edenton Street
Birmingham, AL 35242

Property Address Parcel #: 03 8 34 0 012 008.000

Date of Sale 04/05/2017
Total Purchase Price \$
or
Actual Value \$
or
Assessor's Market Value \$ 105,750 (1/2 interest of \$211,500)

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 April 5, 2017

Print Georgiana G. Breeding

Unattested (verified by)

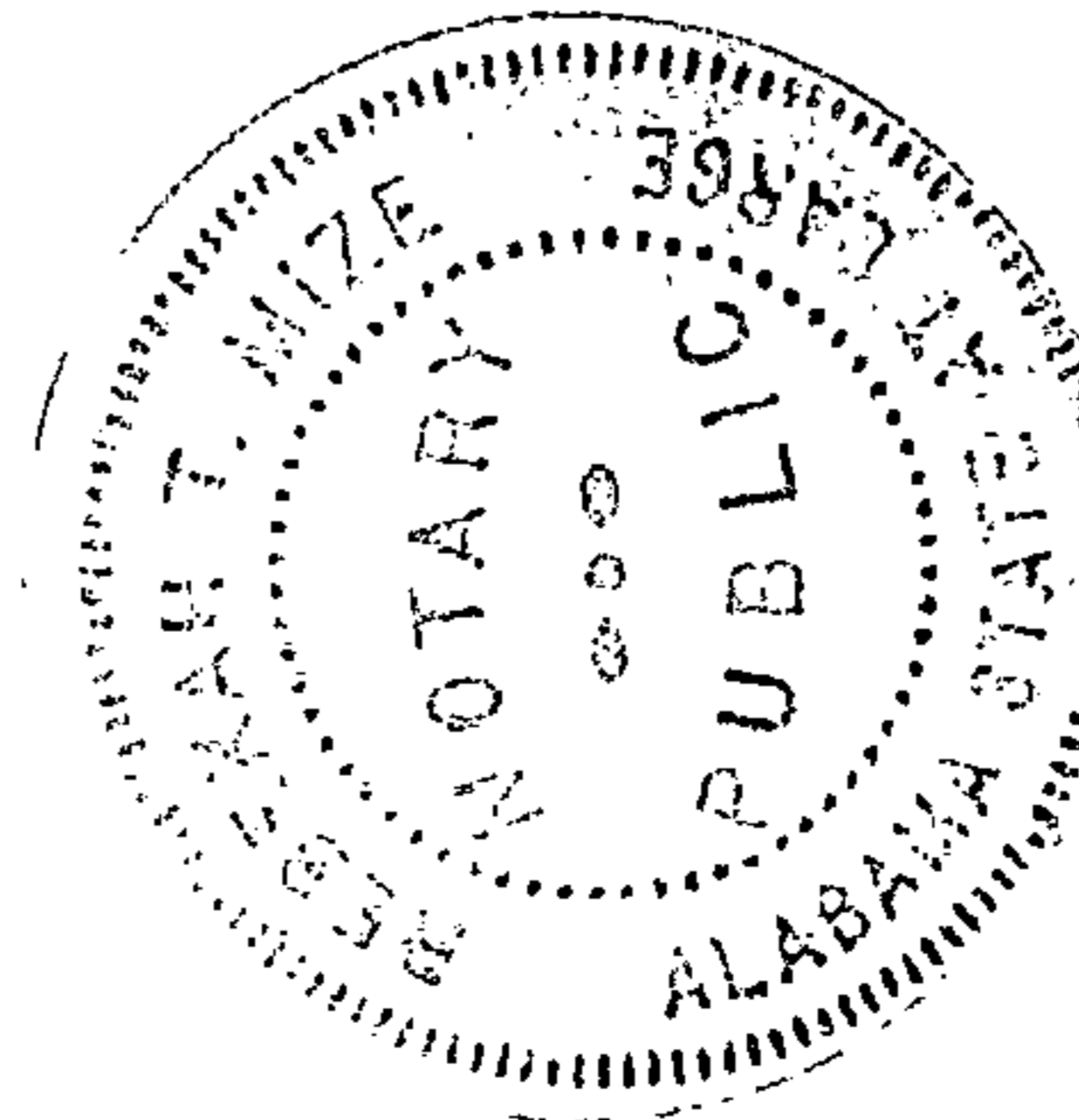
Sign Georgiana G. Breeding (Grantor/Grantee/Owner/Agent) circle one

Print Form

Form RT-1

Barcode: 20201102000493470 4/4 \$137.00
Shelby Cnty Judge of Probate, AL
11/02/2020 09:55:44 AM FILED/CERT

Shelby County, AL 11/02/2020
State of Alabama
Deed Tax: \$106.00



The undersigned hereby certifies that this is a true and correct copy of the original instrument.

Signature of Notary Public

Sworn to and subscribed before me this 21st day of October, 2020

Signature of Notary Public

My commission expires: 9/30/2022