


Send Tax Notice To & This Instrument Prepared By:  
Lauri Galbreath  
5043 Greystone Way  
Birmingham, AL 35242

## Warranty Deed

STATE OF ALABAMA  
COUNTY OF SHELBY

  
20201208000559670 1/4 \$134.00  
Shelby Cnty Judge of Probate, AL  
12/08/2020 08:11:01 AM FILED/CERT

Know All Men by These Presents: That in consideration of *Five Hundred Five Thousand Dollars* (\$505,000.00) to the undersigned grantor (whether one or more), in hand paid by the grantee(s) herein, the receipt of which is hereby acknowledged, I or we,

**Gerald R. Jackson, Margaret R. Jackson and Cheryl D. Rosamond, Trustees, Or  
Their Successors In Trust, Under The Jackson Living Trust, Dated February 22,  
2012, And Any Amendments Thereto,**

(herein referred to as grantor, whether one or more), grant, bargain, sell and convey unto

**Lauri Galbreath,**

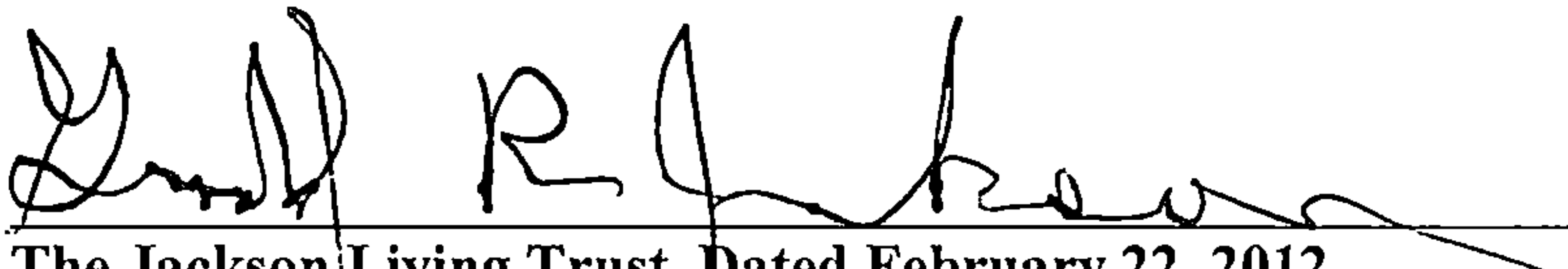
(herein referred to as grantee, whether one or more), the following described real estate, situated in **Shelby** County, Alabama, to-wit:

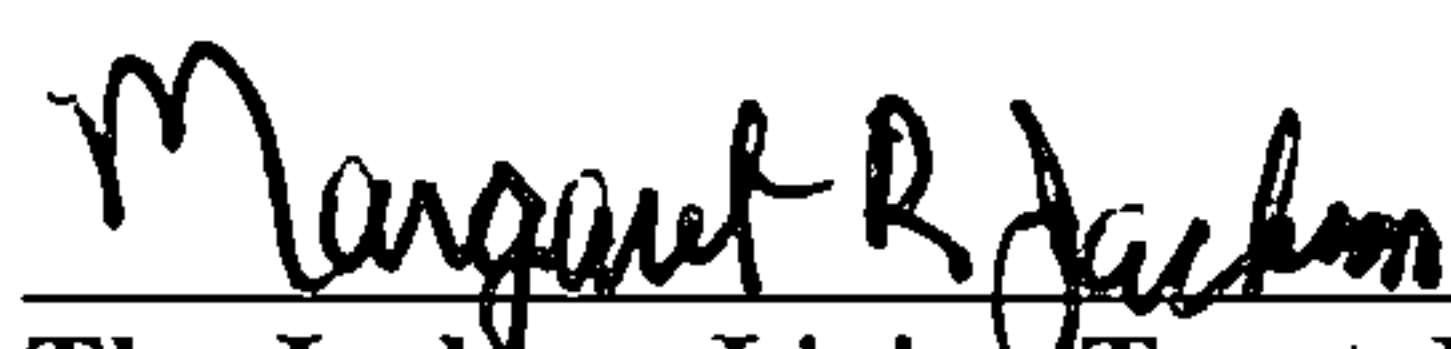
See Attached Exhibit "A" Legal Description

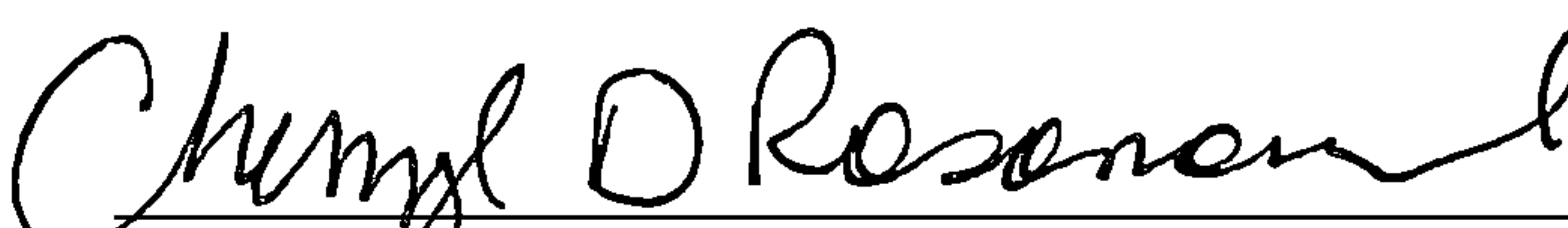
\$404,000.00 of the above consideration is being paid by a purchase money mortgage, which is filed simultaneously herewith.

To Have and to Hold to the said grantee, his, her or their heirs and assigns forever. And I (we) do, for myself (ourselves) and for my (our) heirs, executors and administrators, covenant with said grantee(s), his, her or 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 stated 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 grantee, his, her or their heirs and assigns forever, against the lawful claims of all persons.

In Witness Whereof, the said Grantor, **The Jackson Living Trust, Dated February 22, 2012, And Any Amendments Thereto, by its Trustees, Or Their Successors In Trust, Gerald R. Jackson, Margaret R. Jackson and Cheryl D. Rosamond**, who are authorized to execute this conveyance, have hereunto set his/her/their signature and seal, this **1<sup>st</sup> day of December, 2020**.

 (Seal)  
The Jackson Living Trust, Dated February 22, 2012,  
And Any Amendments Thereto  
By: Gerald R. Jackson  
Its: Trustee


 (Seal)  
The Jackson Living Trust, Dated February 22, 2012,  
And Any Amendments Thereto  
By: Margaret R. Jackson  
Its: Trustee

 (Seal)  
The Jackson Living Trust, Dated February 22, 2012,  
And Any Amendments Thereto  
By: Cheryl D. Rosamond  
Its: Trustee

STATE OF ALABAMA  
COUNTY OF SHELBY

I, Bryan Gregg, a Notary Public, in and for said County, in said State, hereby certify that **Gerald R. Jackson, Margaret R. Jackson and Cheryl D. Rosamond**, whose name(s) as **Trustees, Or Their Successors In Trust, Under The Jackson Living Trust, Dated February 22, 2012, And Any Amendments Thereto**, are signed to the foregoing instrument, and who are known to me, acknowledged before me on this day, that, being informed of the contents of the instrument, he/she/they, as such **Trustees** and with full authority, executed the same voluntarily for and as the act of said **The Jackson Living Trust, Dated February 22, 2012, And Any Amendments Thereto**.

Given under my hand and official seal this 1<sup>st</sup> day of December, 2020.

  
Notary Public  
My Commission Expires: 10-6-2023




  
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Exhibit "A" Legal Description

Lot 50, according to the survey of Greystone 4th Sector, as recorded in Map Book 16, Page 89 A, B & C, in the Probate Office of 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 317, Page 260, in the Probate Office of Shelby County, Alabama (which, together with all amendments thereto, is hereinafter collectively referred to as the "Declaration").

Subject to all building set-back lines, covenants, conditions, easements, limitations, provisions, restrictions, reservations, and rights-of-way of record.



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Real Estate Sales Validation Form

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

Grantor's Name The Jackson Living Trust,  
Mailing Address Dated February 22, 2012  
1292 Greystone Parc Drive  
Birmingham, AL 35242

Grantee's Name Lauri Galbreath  
Mailing Address 5043 Greystone Way  
Birmingham, AL 35242

Property Address 5043 Greystone Way  
Birmingham, AL 35242

Date of Sale December 1, 2020  
Total Purchase Price \$ 505,000.00  
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  
☐ 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 12-1-2020

Print Lauri Galbreath

Unattested Bryan Gregg  
(verified by)

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

Shelby County, AL 12/08/2020  
State of Alabama  
Deed Tax:\$101.00

Print Form

Form RT-1

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