

SEND TAX NOTICE TO:  
Janice K. Duke  
5541 Lakes Edge Circle  
Hoover, Alabama 35242

20210225000094320  
02/25/2021 08:35:35 AM  
DEEDS 1/3

This instrument was prepared by:  
Edward Reisinger  
Kudulis, Reisinger & Price, LLC  
P. O. Box 653  
Birmingham, AL 35201

WARRANTY DEED

STATE OF ALABAMA

Shelby COUNTY

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of Zero dollars and no cents (\$0.00)

To the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged, I, **Duke Living Trust, dated April 9, 2014 and any amendments thereto** (herein referred to as Grantor, whether one or more), do hereby grant, bargain, sell and convey unto **Janice K. Duke** (herein referred to as grantee, whether one or more), the following described real estate, situated in Shelby County, Alabama, to-wit:

LOT 10, ACCORDING TO THE FINAL RECORD PLAT OF GREYSTONE FARMS, LAKE'S EDGE SECTOR, AS RECORDED IN MAP BOOK 20, PAGE 10 AND AMENDED IN MAP BOOK 21, PAGE 79, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.

Subject to:

Taxes for the year 2021 and subsequent years

Easements, Restrictions, reservations, rights-of-way, limitations, covenants and conditions of record, if any

Mineral and mining rights, if any.

Building lines, right of ways, easements, restrictions, reservations and conditions, if any, as recorded in Plat/Map Book 20, Page 10, and amended in Map Book 21, page 79.

Riparian and other rights created by the fact that the subject property lies adjacent to a lake.

Covenants, conditions and restrictions (deleting therefrom, any restrictions indicating any preference, limitation or discrimination based on race, color, religion, sex, handicap, family status or national origin) as set forth in the document recorded in Instrument #1995-16401, amended in Instrument #1995-1432, in the Probate Office of Shelby County, Alabama.

Title to all oil, gas and minerals within and underlying the premises, together with all oil and mining rights and other rights, privileges and immunities relating thereto, together with any release of liability for injury or damage to persons or property as a result of the exercise of such rights as recorded in Book 121, Page 294, Deed Book 60, page 260.

Easement(s) to Bell South Communications as shown by instrument recorded as Instrument # 1995-7422.

Amended and restated restrictive covenants including building setback lines and specific provisions for dense buffer along Hugh Daniel Drive, all as set out in instrument recorded in Real 265, Page 96, and which said building setback lines and dense buffer are shown on survey of Paragon Engineering, Inc., dated July 14, 1994.

Shelby Cable Agreement recorded in Real 350, Page 545.

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 Instrument # 1992-20786, as further modified by Agreement recorded as Instrument # 1993-20840.

Right of way from Daniel Oak Mountain Limited to Shelby County recorded on July 13, 1994, as Instrument # 1994-21963.

Development Agreement between Daniel Oak Mountain Limited Partnership, Greystone Residential Association, Inc., Greystone Ridge, Inc. and United States Fidelity and Guaranty Company as Instrument # 1994-22318.


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

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

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 the said **GRANTEES**, 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 noted 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 **GRANTEES**, their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, Grantors have hereunto set his/her/their hand(s) and seal(s), this **February 18, 2021** .

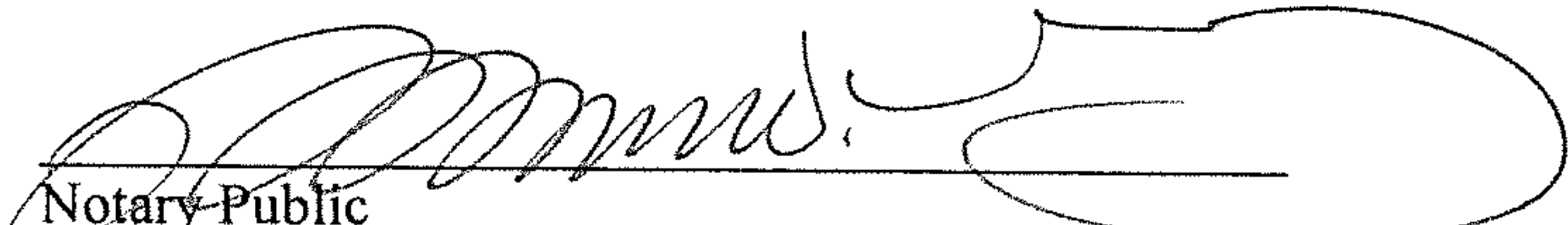
Duke Living Trust, dated April 9, 2014 and any amendments thereto  
 (Seal)  
Janice K. Duke, Trustee

STATE OF ALABAMA

General Acknowledgement

JEFFERSON COUNTY

I, the undersigned authority, a Notary Public in and for said County in said State, hereby certify that Janice K. Duke, whose names as Trustees of Duke Living Trust, Trust, dated April 9, 2014 and any amendments thereto, 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, he, (she), in her capacity as such Trustee, executed the same voluntarily on the day the same bears date.  
Given under my hand this February 18, 2021.

  
Notary Public  
My commission expires: 3-9-24





Real Estate Sales Validation Form

*This Document must be filled in accordance with Code of Alabama 1975, Section 40- 22-1 (h)*

Grantor's Name Duke Living Trust, dated April 9, 2014 and any amendments thereto      Grantee's Name Janice K. Duke

Mailing Address 5541 Lakes Edge Circle  
Hoover, Alabama 35242

Mailing Address 5541 Lakes Edge Circle  
Hoover, Alabama 35242

Property Address 5541 Lakes Edge Circle  
Hoover, Alabama 35242

Date of Sale 02/18/2021

Total Purchase Price \$0.00  
or  
Actual Value \_\_\_\_\_  
or  
Assessor's Market Value \$379,200.00

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  
 X  Other  Assessor's Market Value

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 proeprty, both real and personal, being conveyed by the instrument offered for record. This may be evidenced by an appraisal conducted by a licensed appraisaer of the assessor's curreny 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 responsibiliy of valuing proeprty 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 2/18/21

Print Janice K. Duke

Unattested

JB  
(verified by)

Sign [Signature]  
(Grantor/Grantee/Owner/Agent) circle one



Filed and Recorded  
Official Public Records  
Judge of Probate, Shelby County Alabama, County  
Clerk  
Shelby County, AL  
02/25/2021 08:35:35 AM  
\$407.50 CHERRY  
20210225000094320

Alex S. Bayl