

SEND TAX NOTICE TO:
Vicki C. Williams and Sunny Williams
312 Amherst Drive
Birmingham, Alabama 35242

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

20210329000153250
03/29/2021 08:17:25 AM
DEEDS 1/3

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

STATE OF ALABAMA

KNOW ALL MEN BY THESE PRESENTS:

SHELBY COUNTY

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

To the undersigned GRANTOR(S) in hand paid by the GRANTEE(S) herein, the receipt whereof is acknowledged,

Vicki C. Williams, an unmarried woman

(herein referred to as GRANTOR(S)), do grant, bargain, sell and convey unto

Vicki C. Williams and Sunny Williams

(herein referred to as GRANTEE(S)), as joint tenants, with right of survivorship, the following described real estate, situated in Shelby County, Alabama, to-wit:

LOT 78, ACCORDING TO THE SURVEY OF GREYSTONE VILLAGE, PHASE I, AS RECORDED IN MAP BOOK 18, PAGE 9, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA; BEING SITUATED IN SHELBY COUNTY, ALABAMA.

Subject to:

Taxes for the year 2018 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 Map Book 18, Page 9.

7.5 foot easement along East side of lot as shown by recorded map.

Variable easement along North side of lot as shown by recorded map.

Restrictions and conditions as set forth in Map Book 18, page 9 and Map Book 20, page 32, as recorded in the Probate Office of Shelby County, Alabama

Declaration of Covenants, conditions and restrictions as set forth in Instrument #1994/12222 and amended in Instrument #1995/16397, as recorded in the Probate Office of Shelby County, Alabama.

Restrictive Covenants as set forth in Instrument #1996/24394, as recorded in the Probate Office of Shelby County, Alabama.

Amended and restated restrictive covenants as set forth in Real 265, page 96 and amended in Instrument #1993/20846, as recorded in the Probate Office of Shelby County, Alabama.

Covenants and Agreement for Water Service as set forth in Real 235, page 574 and amended in Instrument #1993/20840, as recorded in the Probate Office of Shelby County, Alabama.

Articles of Incorporation of Greystone Village Homeowners Association as set forth in Instrument #1993-20847, as recorded in the Probate Office of Shelby County, Alabama.

Easement Agreement as set forth in Instrument #1993/22440, as recorded in the Probate of Shelby County, Alabama.

Rights of others to use Hugh Daniel Drive as set forth in Deed Book 301, page 799, as recorded in the Probate Office of Shelby County, Alabama.

Sewer Line Agreement as set forth in Instrument #1995/4394 and Instrument #1995/5672, as recorded in the Probate Office of Shelby County, Alabama.

WARRANTY DEED, JOINT TENANTS
WITH RIGHT OF SURVIVORSHIP
CBT File #1801053

Development Agreement as set forth in Instrument #I994/22318, as recorded in the Probate Office of Shelby County, Alabama.

Easement with Alabama Power Company as set forth in Deed Book 109, page 500, 501, 505 and Deed Book 239,page 214, as recorde in the Probate Office of Shelby County, Alabama.

Mineral and Mining rights and rights incident thereto as set forth in Deed Book 4, page 493, Deed Book 60, page 260 and Deed Book 121, page 294, as recorded in the Probate Office of Shelby County, Alabama.

TO HAVE AND TO HOLD Unto the said **GRANTEES** as joint tenants, with right of survivorship, their heirs and assigns, forever; it being the intention of the parties to this conveyance, that (unless the joint tenancy hereby created is severed or terminated during the joint lives of the grantees herein) in the event one grantee herein survives the other, the entire interest in fee simple shall pass to the surviving grantee and if one does not survive the other, then the heirs and assigns of the grantees herein shall take as tenants in common.

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, GRANTOR(S) have hereunto set my (our) hand(s) and seal(s), this 10th day of November, 2020


Vicki C. Williams (Seal)

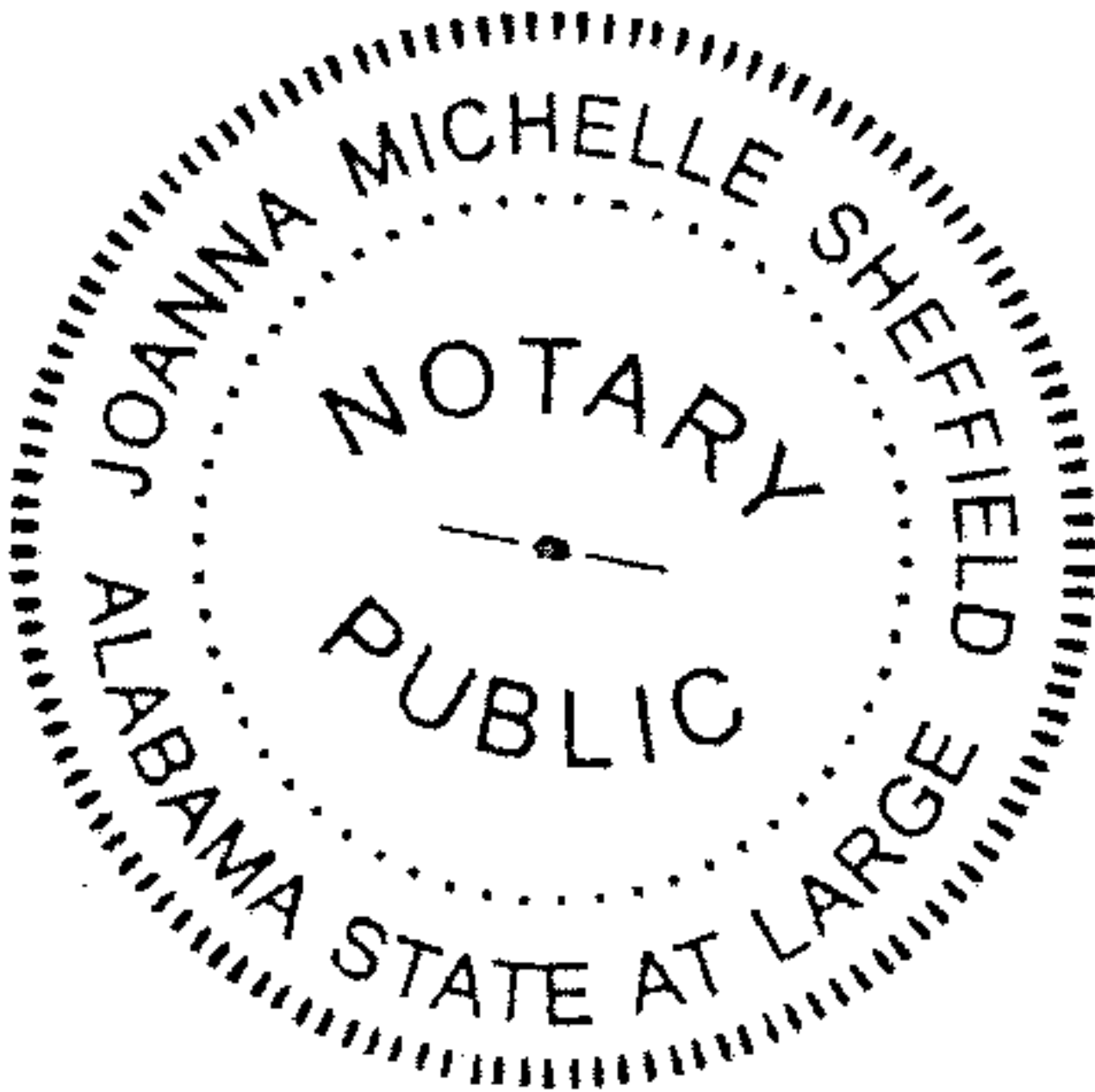
STATE OF ALABAMA

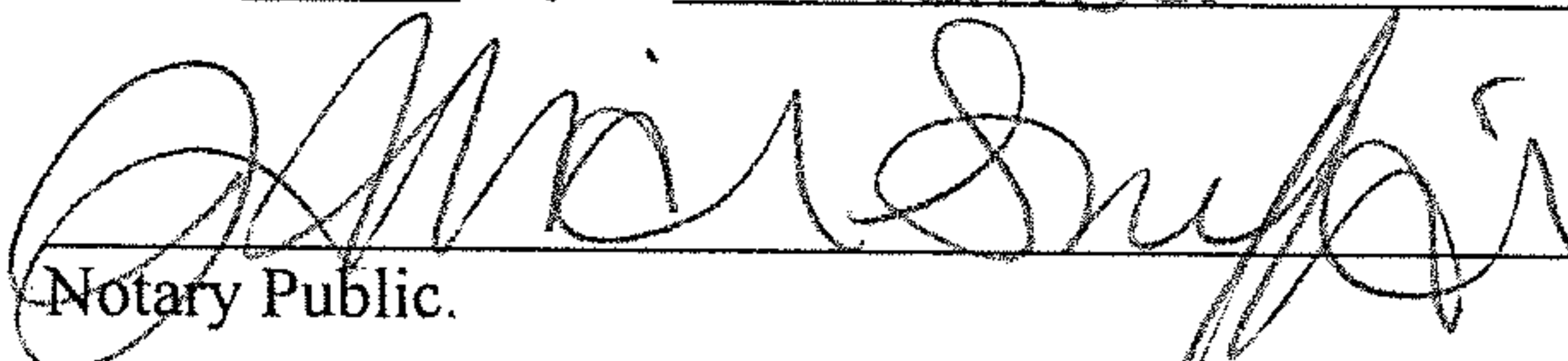
General Acknowledgement

JEFFERSON COUNTY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that **Vicki C. Williams**, whose name(s) is/are signed to the foregoing conveyance, and who is/are known to me, acknowledged before me on this day, that, being informed of the contents of the conveyance he/she/they have/has executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 10th day of November, 2020




Notary Public.

(Seal)
My Commission Expires: 6/12/2024

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 Vivki C. Williams

Grantee's Name Vicki C. Williams and Sunny Williams

Mailing Address 312 Amherst Drive
Birmingham, AL 35242

Mailing Address 312 Amherst Drive
Birmingham, AL 35242

Property Address 312 Amherst Drive
Birmingham, AL 35242

Date of Sale 11/10/2020

Total Purchase Price \$0.00

or

Actual Value

or

Assessor's Market Value \$318,000.00 ^{1/2 value} 159,000.00

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 11/10/2020

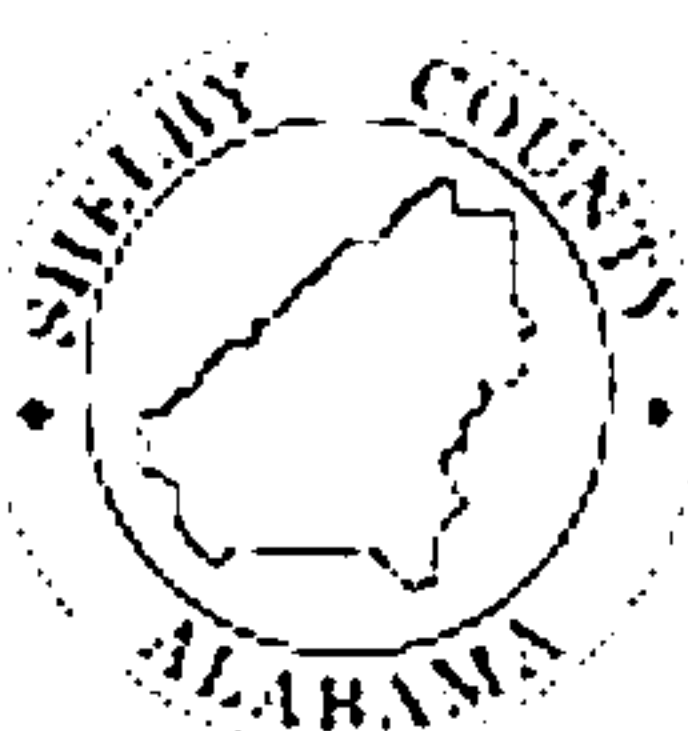
Print Michelle Sheffield

Sign

(Grantor/Grantee/Owner/Agent) circle one

Unattested

(verified by)



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
03/29/2021 08:17:25 AM
\$187.00 CHERRY
20210329000153250

Allen S. Bayl