

Document Prepared By:
Shannon R. Crull, P. C.
3009 Firefighter Lane
Birmingham, Alabama 35209

Send Tax Notice To:
Darden
1104 Greymoor Rd
Hoover, AL 35242-7212

**GENERAL WARRANTY DEED
With Right of Survivorship**

STATE OF ALABAMA

}

COUNTY OF SHELBY

}

KNOW ALL MEN BY THESE PRESENTS:

Q M212030

THAT IN CONSIDERATION OF One Million Four Hundred Thousand Dollars and NO/100 (\$1,400,00.00) to the undersigned grantor, in hand paid by the grantees herein, the receipt whereof is acknowledged, **Ricky Grant White, as Successor Trustee under the Revocable Living Trust Agreement of Mayron B. Boyce, dated July 8, 1994**, (herein referred to as **grantor**), grants, sells, bargains and conveys unto, **Dustin J. Darden and Kelly L. Darden** (herein referred to as **grantees**), for and during their joint lives as joint tenants with rights of survivorship and upon the death of either of them, then to the survivor of them in fee simple, together with every contingent remainder or right of reversion, the following described real estate, situated in Shelby County, Alabama to wit:

Lot 48A, according to a Resurvey of Lots 46, 47, 48 and 49, Greystone, 5th Sector, Phase 1, as recorded in Map Book 17, Page 114, in the Office of the Judge of Probate of Shelby County, Alabama.

Subject to all easements, set back lines, restrictions, covenants of record, mineral and mining rights and current taxes due, including, but not limited to:

1. Building lines, setbacks and easements as shown on that certain Plat Map recorded in Map Book 17, Page 114, in the Probate Office of Shelby County, Alabama.
2. A fifty foot setback line along the front of subject property.
3. A seventy-five foot setback line along the rear of subject property and a fifteen foot setback line along the sides of subject property, as shown by plat recorded in the Probate Office of Shelby County, Alabama.
4. Declaration of Covenants, Conditions and Restrictions as recorded in Book 317, page 260; Book 346, page 942; Book 378, page 904; Book 397, page 958; Instrument #1992-17890; Instrument #1993-03123; Instrument #1993-10163; Instrument #1993-16982 and Instrument #1993-20968.
5. Reciprocal Easement Agreement recorded July 17, 2006 in Inst. 20060717-343420.
6. Covenants and Agreement for water services as recorded in Book 23, page 574.
7. Right of Way to Alabama Power Company as recorded in Book 333, page 138.
8. Restrictive Covenants as recorded in Book 364, page 396.
9. Easement and agreement as recorded in Book 312, page 274 and amended in Book 317, page 25.
10. Restrictions, easements, conditions and release of damages as recorded in Real Volume 368, page 685.
11. Rights of others to the use of Hugh Daniel Drive and Greystone Drive as described in Instrument recorded in Deed Book 301, page 799.

\$1,120,000.00 of the above consideration was secured by and through a first purchase money mortgage closed herewith.

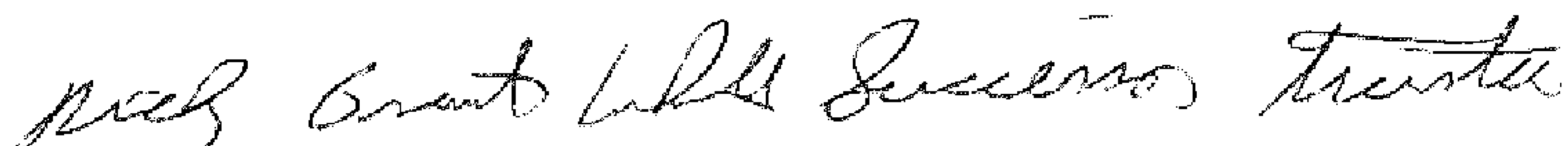
\$70,000.00 of the above consideration was secured by and through a second purchase money mortgage closed herewith.

Ricky Grant White is a married person acting solely in his fiduciary capacity and transferring interest in real property that does not constitute the homestead of any person.

TO HAVE AND HOLD to the said grantees for and during their joint lives as joint tenants and upon the death of either of them, then to the survivor of them in fee simple, and to the heirs and assigns of such survivor forever, together with every contingent remainder and right of reversion.

And grantor does, on behalf of all Trustees and beneficiaries of said trust, and for the executors and administrators of any beneficiary under the trust, covenant with the said grantees, their heirs and assigns, that as Trustee, grantor is lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that grantor does have good right to sell and convey the same as aforesaid; that any Trustee, beneficiary, heir, executor and administrator shall warrant and defend the same to the said grantees, their heirs and assigns forever, against the lawful claims of all persons.

1st IN WITNESS WHEREOF, the undersigned grantor has hereunto set his/her hand and seal, this day of December, 2021.



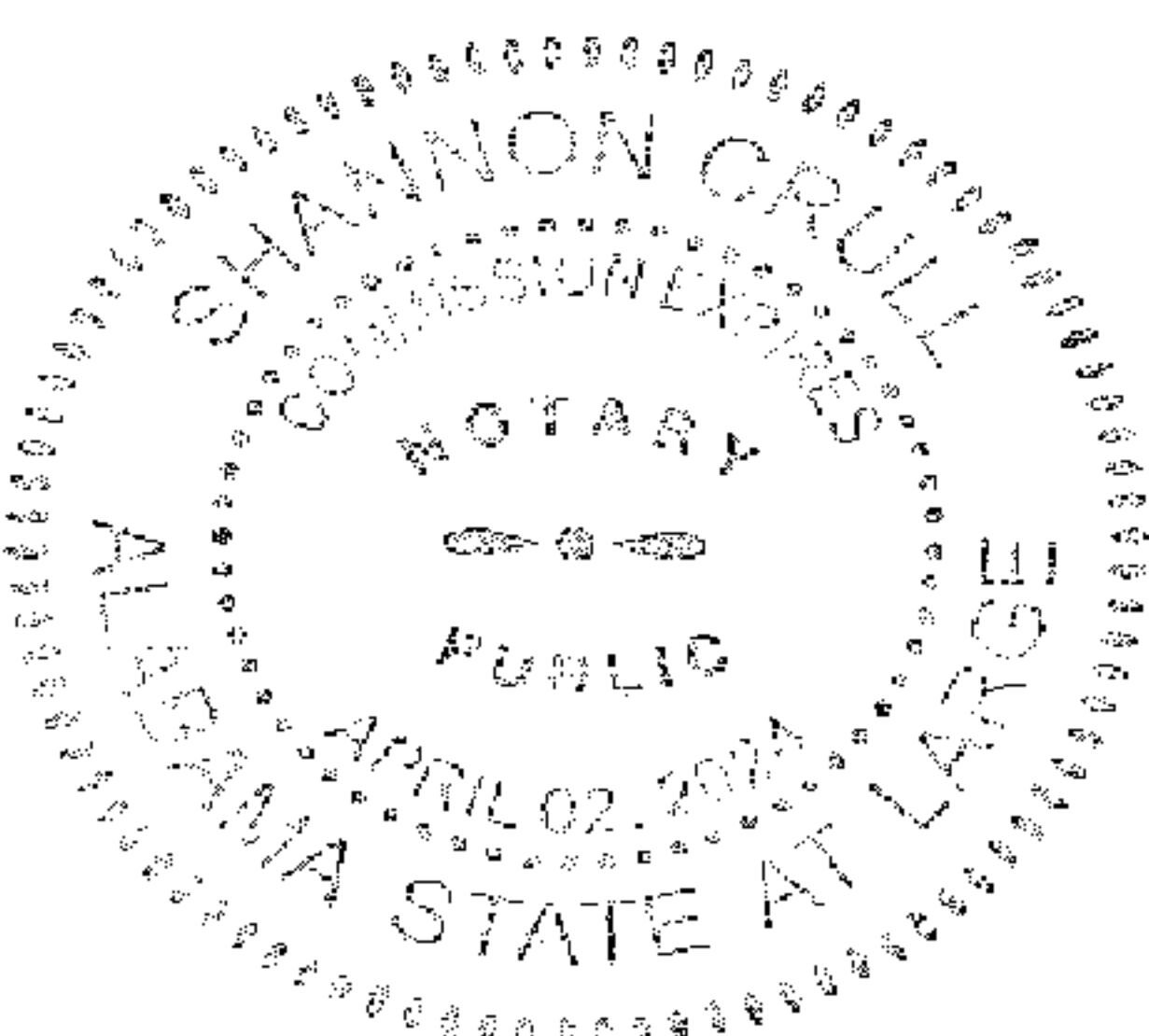
**Ricky Grant White, Successor Trustee under the
Revocable Living Trust Agreement of Mayron B. Boyce,
dated July 8, 1994**

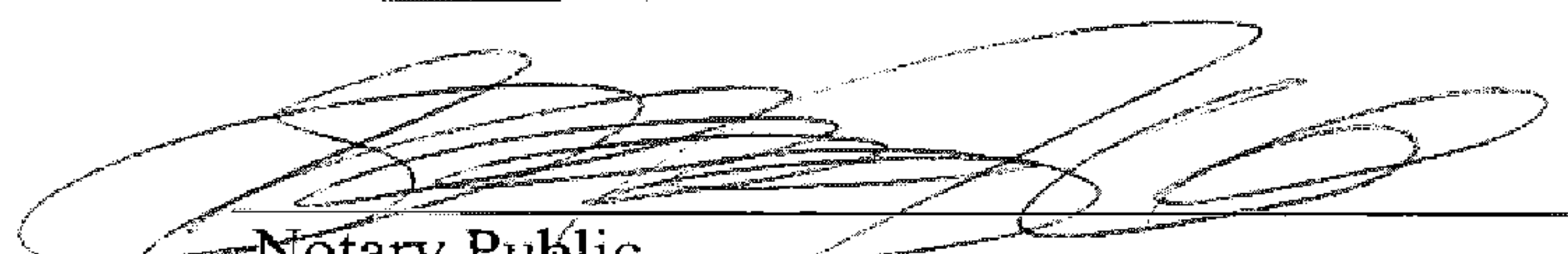
Notary Acknowledgement

**STATE OF ALABAMA
COUNTY OF JEFFERSON**

I, the undersigned, a Notary Public in and for said County, in said State, do hereby certify that Ricky Grant White, whose name as Successor Trustee of the Revocable Living Trust Agreement of Mayron B. Boyce Trust dated July 8, 1994, is signed to the foregoing deed and who is known to me, acknowledged before me on this day that, being informed of the contents of the conveyance, he/she in his capacity as Trustee and with full authority executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this the 1st day of December, 2021.





Notary Public
My commission expires: 4/2/24

Real Estate Sales Validation Form

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

Grantor's Name Mayron B. Boyce Trust 7/8/14 Grantee's Name Darden
 Mailing Address Michy Little, Successor Trustee Mailing Address 1104 Greymoor Rd.
235 Linstead Dr Hoover, AL 35242
Fort Walton Beach FL
 Property Address 1104 Greymoor Rd Date of Sale 12/1/21
Hoover, AL 35242-7212 Total Purchase Price \$ 1,400,000.00
 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 ☐ Appraisal
☒ Sales Contract ☐ Other _____
☒ Closing Statement

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 12-1-21Print Shannon Cull

Unattested _____

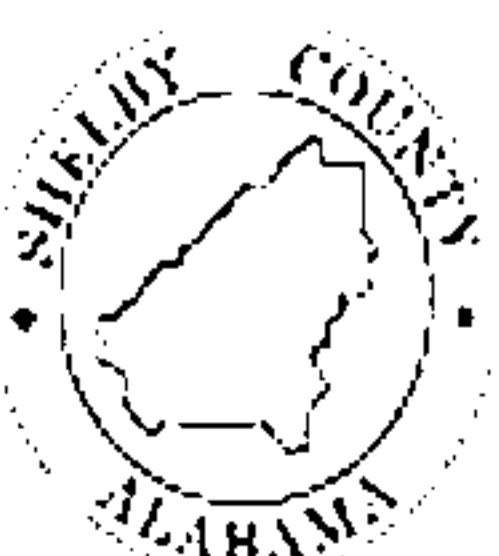
Sign _____

(Grantor/Grantee/Owner/Agent) circle one

Filed and Recorded (verified by)
 Official Public Records
 Judge of Probate, Shelby County Alabama, County
 Clerk
 Shelby County, AL
 12/03/2021 08:22:40 AM
 \$238.00 JOANN
 20211203000576980

Print Form

Form RT-1



Alli S. Byrd