

State of Alabama)
Shelby County)

Statutory Warranty Deed

KNOW ALL MEN BY THESE PRESENTS, That for and in consideration of three hundred eighty five thousand two hundred and no/100 dollars (\$385,200.00) to the undersigned Grantor in hand paid by the Grantees herein, the receipt whereof is acknowledged, Arthur K. Black, as the Personal Representative of the Estate of Virginia Lee Black, deceased [Shelby County Probate case no #PR-2021-000822] (Grantor) whose address is 2104 Chandabrook Drive, Pelham, Alabama 35124 does grant, bargain, sell and convey unto Ira N. Davis and Janelle T. Davis and Elizabeth Balch (Grantees) as joint tenants with right of survivorship, whose address is, 301 Amherst Drive, Hoover, Alabama 35242, the following described real estate situated in Shelby County, Alabama to-wit:

LOT 82, ACCORDING TO THE AMENDED MAP OF GREYSTONE VILLAGE, PHASE I, AS RECORDED IN MAP BOOK 20, PAGE 32, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA. aka 301 Amherst Drive, Hoover, Alabama 35242

Subject to:

Taxes due October 1, 2022, and thereafter

Right of way to Shelby County, recorded in Instrument 1995-4394 and Instrument 1995-4393, in the Probate Office of Shelby County, Alabama.

Building setback line as shown by Restrictions appearing of recorded in Instrument 1993-20846, in the Probate Office of Shelby County, Alabama.

Mineral and mining rights and rights incident thereto recorded in Deed Book 121, page 294; Deed Book 60, page 260 and Deed Book 4, pages 493 and 495, in the Probate Office of Shelby County, Alabama.

Transmission line permits to Alabama Power Company, as recorded in Deed Book 109, page 501; Deed Book 109, page 500; Deed Book 109, pages 505 A & B and Deed Book 239, page 214, in the Probate Office of Shelby County, Alabama.

NOTE: Map Book 18, page 9 and Map Book 20, page 32 shows the following reservation:

Sink Hole Prone Areas-The Subdivision shown hereon including lots and streets, lies in an area where natural lime sinks may occur. Shelby County, the Shelby County Engineer, the Shelby County Planning Commissioner and the individual members thereof and all other agents, servants or employees of Shelby County, Alabama, make no representations that the subdivision lots and street are safe or suitable for residential construction, or for any other purpose whatsoever. "Area underlain by limestone and thus may be subject to lime sink activity"

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

Covenants and agreement for water service as set out in agreement recorded in Real 235, page 574 and in Instrument 1993-20840, in the Probate Office of Shelby County, Alabama.

Amended and Restated Restrictions appearing of record in Real 265, page 96, in the Probate Office of Shelby County, Alabama.

Amended and Restated Greystone Village Declaration of Protective Covenants, conditions and Restrictions appearing of recorded in Instrument 1994-12222, 1st amendment recorded in Instrument 1995-16397, and amended in Instrument 1996-8823, 3rd Amendment recorded in Instrument 2001-57314; 4th Amendment recorded in Instrument 2004021900086600 and 5th Amendment recorded in Instrument 2004021900086650 and 6th Amendment in Instrument 20100416000117070 in the Probate Office of Shelby County, Alabama. Assignment of Rights of Developer recorded in Instrument 20100416000117110 in the Probate Office of Shelby County, Alabama.

Articles of Incorporation of Greystone Village Homeowners, recorded in Instrument 1993-20847, in the Probate Office of Shelby County, Alabama

Agreement between Daniel Oak Mountain Limited Partnership and Shelby Cable, Inc. recorded in Real 350, page 545, in the Probate Office of Shelby County, Alabama.

Easement Agreement between Daniel Oak Mountain Partnership and School House Property recorded in Instrument 1993-22440, in the Probate Office of Shelby County, Alabama.

Assignment of Rights as recorded in Instrument 20100415000117110 in the Probate Office of Shelby County, Alabama.

Notice regarding Availability of Sanitary Sewer Service with SWWC Utilities, Inc., as recorded in Instrument 20131204000469370 in the Probate Office of Shelby County, Alabama.

Greystone Residential Declaration of Covenants, Conditions and Restrictions recorded in Real 317, page 260, amended by Real 319, page 235 and by First Amendment to Restrictions, recorded in Real 346, page 942; Second Amendment recorded in Real 378, page 904; Third Amendment recorded in Real 397, page 958; Fourth Amendment recorded in Instrument 1992-17890; Fifth Amendment recorded in Instrument 1993-3123; Sixth Amendment recorded in Instrument 1993-10163; Seventh Amendment recorded in Instrument 1993-16982; Eighth Amendment recorded in Instrument 1993-20968; Ninth Amendment recorded in Instrument 1993-32840; Tenth Amendment recorded in Instrument 1994-23329; Eleventh Amendment recorded in Instrument 1995-08111; Twelfth Amendment recorded in Instrument 1995-24267; Thirteenth Amendment recorded in Instrument 1995-34231; Fourteenth Amendment recorded in Instrument No. 1996-19860; Fifteenth Amendment recorded in Instrument No. 1996-37514; Sixteenth Amendment recorded in Instrument No. 1996-39737; Seventeenth Amendment recorded in Instrument No. 1997-02534; Eighteenth Amendment recorded in Instrument No. 1997-17533; Nineteenth Amendment recorded in Instrument No. 1997-30081; Twentieth Amendment recorded in Instrument 1997-38614; Twenty-First Amendment recorded in Instrument 1999-03331; Twenty-Second Amendment recorded in Instrument 1999-06309; Twenty-Third Amendment recorded in Instrument 1999-47817; Twenty-Fourth Amendment recorded in Instrument 20020717000334280 and Twenty-Fifth Amendment recorded in Instrument 20030909000604430 Twenty- Sixth Amendment recorded in Instrument 20031023000711520, and Twenty-Seventh Amendment recorded in Instrument 20031105000735510, Twenty- Eighth Amendment recorded in Instrument 20040521000271000271290, Twenty-Ninth Amendment recorded in Instrument 20040630000361770, in the Probate Office of Shelby County, Alabama.

\$235,200.00 of the consideration was paid from the proceeds of a purchase money mortgage.

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, the heirs and assigns of the grantees herein shall take as tenants in common.

IN WITNESS WHEREOF, the said Grantor has caused this conveyance to be executed this the 15th day of December, 2021.



Arthur K. Black, as the Personal Representative of
the Estate of Virginia Lee Black, deceased [Shelby
County Probate case no #PR-2021-000822]

State of Alabama
Jefferson County

I, Gene W. Gray, Jr., a Notary Public, in and for said County in said State, hereby certify that Arthur K. Black, whose name as the Personal Representative of the Estate of Virginia Lee Black, deceased [Shelby County Probate case no #PR-2021-000822] 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 said conveyance, he as such Personal Representative and with full authority executed the same voluntarily for and the act of said Estate on the day the same bares date.

Given under my hand and seal this 15th day of December, 2021

Notary Public
Commission Expires: 11/09/22

This Instrument Prepared By:
Gene W. Gray, Jr.
2100 Southbridge Parkway,
Suite 338
Birmingham, Al 35209
205-879-3400
File 221378

Send Tax Notice To:
Ira N. Davis
Janelle T. Davis
301 Amherst Drive
Hoover, Alabama 35242
09-3-05-0-004-082.000



Real Estate Sales Validation Form*This Document must be filed in accordance with Code of Alabama 1975, Section 40-22-1*

Grantor's Name ESTATE OF VIRGINIA LEE BLACK
 Mailing Address 2104 CHANDABROOK DRIVE
PELHAM, AL 35124

Grantee's Name IRA N. DAVIS
 Mailing Address JANELLE T. DAVIS
301 AMHERST DRIVE
HOOVER, AL 35242

Property Address 301 AMHERST DRIVE
HOOVER, AL 35242

Date of Sale 12/15/2021
 Total Purchase Price \$ \$ 385,200.00

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 12/28/21

Print GENE W. GRAY, JR.

Unattested _____

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

(verified by)

Form RT-1



Filed and Recorded
 Official Public Records
 Judge of Probate, Shelby County Alabama, County
 Clerk
 Shelby County, AL
 12/28/2021 01:39:57 PM
 \$182.00 BRITTANI
 20211228000609570

Gene W. Gray, Jr.