

State of Alabama)
County of Shelby

Warranty Deed

KNOW ALL MEN BY THESE PRESENTS, That for and in consideration of eight hundred seventy seven thousand seven hundred and no/100 dollars (\$877,700.00) being the contract sales price, to the undersigned **Grantors** in hand paid by the **Grantees** herein, the receipt whereof is acknowledged, Robert J. McCreary, Jr. and spouse, Christina B. McCreary (**Grantors**) whose current address is 1131 Haven Road, Hoover, Alabama 35242 do grant, bargain, sell and convey. unto Henry Scott Ramsey and Kimbra L. Ramsey (**Grantee**) whose address is 7418 South Bishops Rock, Hoover, Alabama 35242 the following described real estate situated in Jefferson County, Alabama to wit:

LOT 23, ACCORDING TO THE SURVEY OF GREYSTONE, 7th SECTOR, PHASE 4 AS RECORDED IN MAP BOOK 21, PAGE 38, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA. aka 7418 South Bishops Rock, Hoover, Alabama 35242

Subject to:

Ad valorem taxes due October 1, 2022.

Matters as shown on Map Book 21, Pages 38 A, B and C.

NOTE: Map Book 21, pages 38 A, B and C 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"

Mineral and mining rights and rights incident thereto recorded in Deed Book 60, page 260 and Deed Book 51, page 544, and Deed Book 4, page 486; 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.

Covenant and Agreement for Water Services, recorded in Real 235, page 574; amended by Instrument 1993-20840 and Instrument 1993-20786, in the Probate Office of Shelby County, Alabama.

Easement Agreement recorded in Instrument 20040102000001570, in the Probate Office of Shelby County, Alabama.

Declaration of Watershed Protective Covenants for Greystone Development recorded in Instrument 2000-17644 and amended in Instrument 20021003000476370, in the Probate Office of Shelby County, Alabama.

Right of Way granted to Alabama Power Company by Instrument recorded in Volume 109, page 505; Volume 112, page 517; Volume 305, page 637 and Real 333, page 138, in the Probate Office of Shelby County, Alabama.

Restrictions and Release of Damages as recorded in Instrument 1996-23022, in the Probate Office of Shelby County, Alabama.

Reciprocal Easement Agreement pertaining to access and roadway easements recorded in Real 312, page 274; 1st Amended by Real 317, page 253 and 2nd Amended by Instrument 1993-3126, 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.

Release of Damages, restrictions, modifications, covenants, conditions, rights, privileges, immunities, and limitations, as applicable, as set out in and as referenced in deeds recorded in Instrument 1996-22380; Instrument 1997-17696 and Instrument 1997-28201 in the Probate Office of Shelby County, Alabama.

Notice Regarding Sanitary Sewer Service 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; Real 325, page 120; amended by Real 319, page 235; 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 1996-19860; Fifteenth Amendment recorded in Instrument 1996-37514; Sixteenth Amendment recorded in Instrument 1996-39737; Seventeenth Amendment recorded in Instrument 1997-02534; Eighteenth Amendment recorded in Instrument 1997-17533; Nineteenth Amendment recorded in Instrument 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; Twenty-Fifth Amendment recorded in Instrument 20030909000604430; Twenty- Sixth Amendment recorded in Instrument 20031023000711520; Twenty-Seventh Amendment recorded in Instrument 20031105000735510; Twenty- Eighth Amendment recorded in Instrument 20040521000271000271290 and Twenty-Ninth Amendment recorded in Instrument

20040630000361770, in the Probate Office of Shelby County, Alabama.

\$342,000.00 of the consideration was paid from the proceeds of a purchase money mortgage loan.

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.

And said **Grantors** do for themselves, their heirs, successors, assigns, and personal representatives covenant with said **Grantee**, his heirs, successors and assigns that they are lawfully seized in fee simple of said premises, that they are free from all encumbrances, unless otherwise noted above, that they have a good right to sell and convey the same as aforesaid, and that they will and their heirs, successors, assigns and personal representatives shall, warrant and defend the same to the said **Grantee**, his heirs, successors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the said **Grantors** have caused this conveyance to be executed this the ¹⁵ day of April, 2022.

 Seal
ROBERT J. McCREARY, JR.

 Seal
CHRISTINA B. McCREARY

State of Alabama
County of Jefferson

I, Gene W. Gray, Jr, a Notary Public in and for said County in said State, hereby certify that, Robert J. McCreary, Jr. and spouse, Christina B. McCreary whose names are signed to the foregoing conveyance and who are personally known to me, acknowledged before me on this day that, being informed of the contents of this conveyance, they executed the same voluntarily on the day the same bears date.
Given under my hand and seal this ¹⁵ day of April, 2022.

Notary Public
Commission Expires: 11/09/22

Send Tax Notice To:
Henry Scott Ramsey
Kimbra L. Ramsey
7418 South Bishops Rock
Hoover, Alabama 35242
03-8-27-0-008-023.000

This Instrument Prepared By:
Gene W. Gray, Jr.
2100 Southbridge Parkway
Suite 338
Birmingham, Al 35209
205 879 3400
File 222081

Real Estate Sales Validation Form

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

Grantor's Name	ROBERT J McCREARY, JR.	Grantee's Name	HENRY SCOTT RAMSEY &
Mailing Address	CHRISTINA B. McCREARY	Mailing Address	KIMBRA L. RAMSEY
	1131 HAVEN ROAD		7418 SOUTH BISHOPS ROCK
	HOOVER, AL 35242		BIRMINGHAM, AL 35242
Property Address	7418 SOUTH BISHOPS ROCK	Date of Sale	04/15/2022
	BIRMINGHAM, AL 35242	Total Purchase Price	\$ 877,700.00
		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)

<input type="checkbox"/> Bill of Sale	<input type="checkbox"/> Appraisal
<input checked="" type="checkbox"/> Sales Contract	<input type="checkbox"/> Other
<input type="checkbox"/> 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	4/15/22	Print	GENE W. GRAY, JR.
Unattested	(verified by)	Sign	(Grantor/Grantee/Owner/Agent) circle one

Form RT-1



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
04/15/2022 10:34:10 AM
\$564.00 JOANN
20220415000155990

Allen S. Bayl