

**WARRANTY DEED**

This instrument was prepared by:  
B. Christopher Battles  
3150 Highway 52 West  
Pelham, AL 35124

Send tax notice to:  
David J. Halvorson  
1173 Greystone Crest  
Hoover, AL 35242

**STATE OF ALABAMA**

**COUNTY OF SHELBY**

Know All Men by These Presents: That in consideration of **One Million Two Hundred Seventy-Five Thousand and 00/100 Dollars (\$1,275,000.00)**, to the undersigned Grantor, in hand paid by the Grantee herein, the receipt where is acknowledged, I, **VEENA B. ANTONY**, an unmarried woman (herein referred to as Grantor) grant, bargain, sell and convey unto **DAVID J. HALVORSON** (herein referred to as Grantee), the following described real estate, situated in **SHELBY** County, Alabama, to-wit:

**SEE EXHIBIT "A" ATTACHED HERETO.**

Subject to mineral and mining rights if not owned by Grantor.

Subject to existing easements, restrictions, set-back lines, rights of way, limitations, if any of record.

**\$1,083,750.00** of the purchase price herein above has been paid by a purchase money mortgage loan closed simultaneously herewith.

And I do, for myself and for my heirs, executors and administrators, covenant with said Grantee, his heirs and assigns, that I am lawfully seized in fee simple of said premises; that he is free from all encumbrances, unless otherwise stated above; that I have a good right to sell and convey the same as aforesaid; that I will, and my heirs, executors and administrators shall warrant and defend the same to the said Grantee, his heirs and assigns forever, against the lawful claims of all persons.

In Witness Whereof, I have hereunto set my hand and seal this 3rd day of May, 2022.

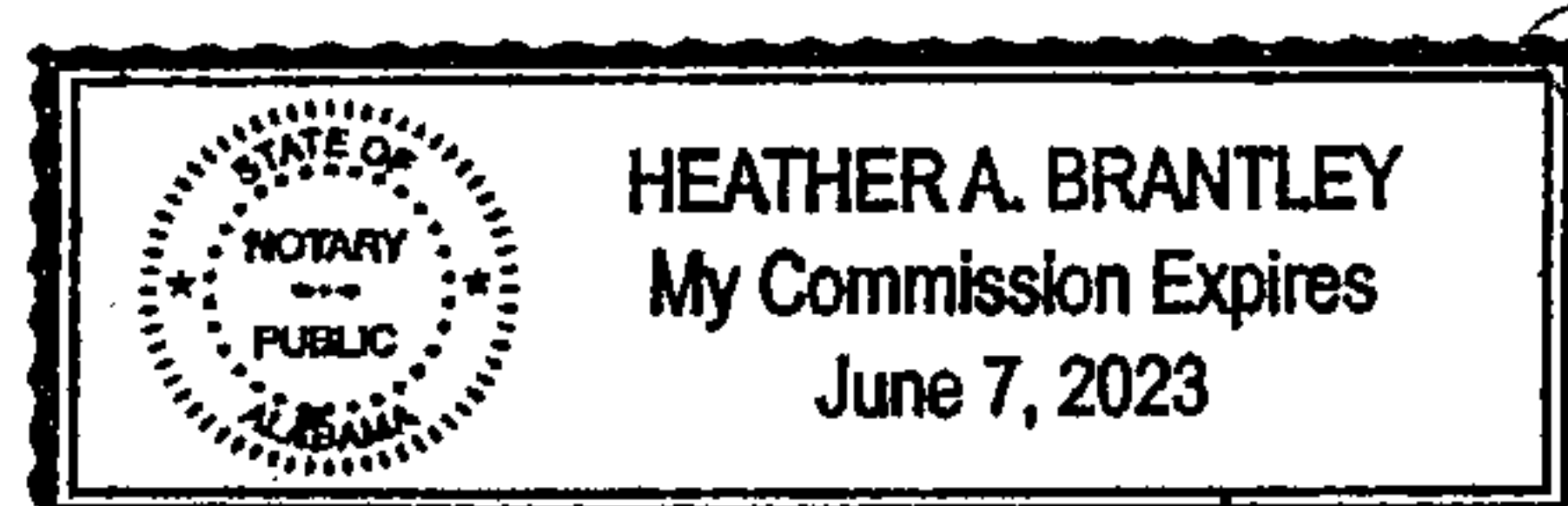
  
**VEENA B. ANTONY**

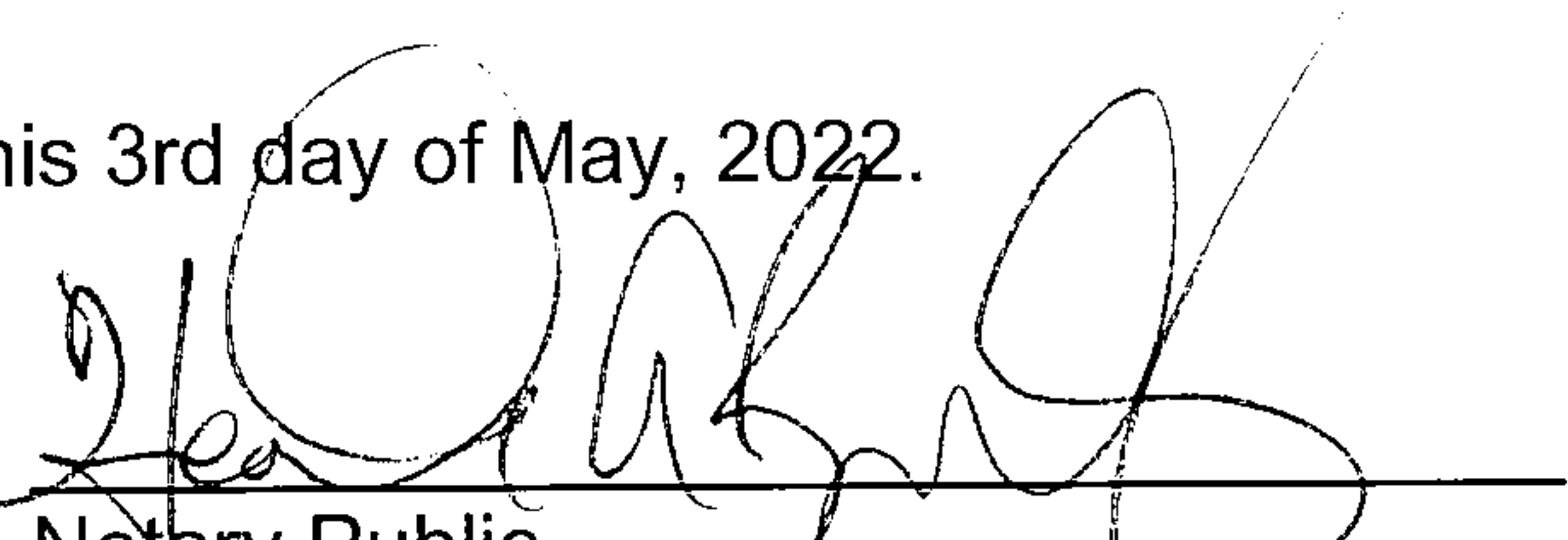
**STATE OF ALABAMA**

**COUNTY OF SHELBY**

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that **VEENA B. ANTONY**, whose name 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 this conveyance, she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 3rd day of May, 2022.



  
Notary Public  
My Commission Expires: 06/07/2023

## **EXHIBIT "A"**

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**Lot 16, according to the Amended Map of The Crest at Greystone, as recorded in Map Book 18, Page 17 A, B, C and D, in the Probate Office of Shelby County, Alabama.**

**Together with the nonexclusive easement to use the private roadways, common areas and Hugh Daniel Drive, all as more particularly described in The Crest at Greystone Declaration of Covenants, Conditions and Restrictions dated October 2, 1992 and recorded as Instrument #1992-22103 in the Probate Office of Shelby County, Alabama and all amendments thereto (which together with all amendments thereto, is hereinafter collectively referred to as the "Declaration"). Capitalized terms not otherwise expressly defined herein shall have the same meanings given to them in the Declaration.**

**TAX PARCEL NUMBER: 03-8-27-0-001-001.021**

Real Estate Sales Validation Form

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

|                  |                                              |                            |                                          |
|------------------|----------------------------------------------|----------------------------|------------------------------------------|
| Grantor's Name   | VEENA B. ANTONY                              | Grantee's Name             | DAVID J. HALVORSON                       |
| Mailing Address  | 5115 NW 67th Street<br>Gainesville, FL 32653 | Mailing Address            | 1173 Greystone Crest<br>Hoover, AL 35242 |
| Property Address | 1173 Greystone Crest<br>Hoover, AL 35242     | Date of Sale               | May 3, 2022                              |
|                  |                                              | Total Purchase Price \$    | 1,275,000.00                             |
|                  |                                              | 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)

|                                     |                   |                          |           |
|-------------------------------------|-------------------|--------------------------|-----------|
| <input type="checkbox"/>            | Bill of Sale      | <input type="checkbox"/> | Appraisal |
| <input checked="" type="checkbox"/> | Sales Contract    | <input type="checkbox"/> | Other     |
| <input checked="" 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       | May 3, 2022   | Print | B. CHRISTOPHER BATTLES                   |
| 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  
05/13/2022 08:06:36 AM  
\$219.50 JOANN  
20220513000196050

Alvin S. Bayl