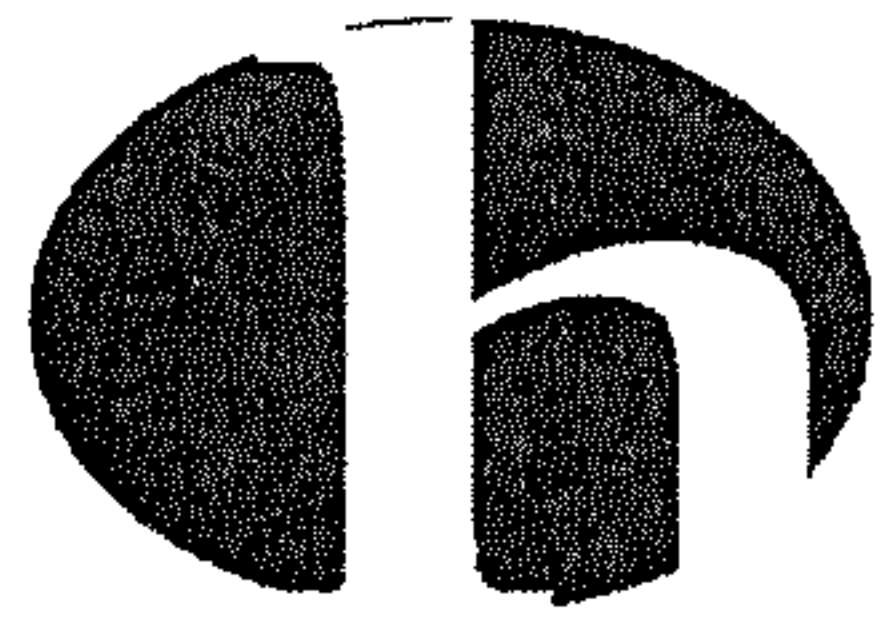


This Instrument Prepared By:

\$624,900.00 (Purchase Price)



HARPOLE LAW, LLC

Ann Harpole, Esq.

82 Plantation Point, PMB #206  
Fairhope, Alabama 36532  
Telephone (251)928-5856

STATE OF ALABAMA  
SHELBY COUNTY

§  
§

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS: That in consideration of SIX HUNDRED TWENTY FOUR THOUSAND NINE HUNDRED DOLLARS AND NO/100 (\$624,900.00), good and valuable consideration, in hand paid by the GRANTEE/S herein, the receipt whereof is acknowledged, we, **NICHOLAS ADAM WILSON and DANA MICHELLE WILSON, husband and wife**, (hereinafter referred to as **GRANTOR**), do hereby, subject to the matters, limitations, and exceptions hereinafter described, GRANT, BARGAIN, SELL, AND CONVEY unto **SIDNEY D. HOWARD, III and MELODI HOWARD** (hereinafter referred to as **GRANTEE/S**), for and during their joint lives as joint tenants, and upon the death of either, then to the survivor in fee simple, the following real property located in Shelby County, Alabama:

**SEE ATTACHED EXHIBIT "A"**

Together with all and singular the rights, members, privileges, tenements, hereditaments, easements, appurtenances, and improvements thereunto belonging or in anywise appertaining thereto.

TO HAVE AND TO HOLD the same unto said GRANTEE/S as set out hereinabove, its/their heirs, successors and assigns, forever.

THE CONVEYANCE OF SAID PROPERTY BY GRANTORS TO GRANTEE/S IS MADE SUBJECT TO:

1. Taxes for current and subsequent years.
2. Subject to easements, restrictions, covenants, agreements, and mineral exceptions, if any, of record.
3. Building setback lines, easements and other matters set forth on recorded plat of said subdivision.
4. Restrictive covenants contained in instrument(s) recorded in Real 346, Page 873; First Amendment as recorded in Real 380, Page 635 and Second Amendment in Instrument #1995-16398.
5. Agreement for Sanitary Sewer System as recorded in Map Book 19, Page 96.
6. Easement Deed to Shelby County as recorded in Instrument #1995-4393.

7. 30 foot right-of-way to Water Works Board of Birmingham recorded in Instrument #1993-20842 and Instrument #1993-20844.
8. Easement Agreement by and between Daniel Oak Mountain Limited and School House Properties recorded in Instrument #1993-22440.
9. Easement Agreement for access through The Glen as recorded in Real 346, Page 848, and amended by First Amendment in Real 380, Page 639; Second Amendment in Instrument #1993-29620 and Third Amendment in Instrument #1995-16399.
10. Easement granted Alabama Power Company by instrument recorded in Deed Book 111, Page 408.
11. Covenant and Agreement for Water Service as recorded in Real 235, Page 574, Instrument #1993-20840 and Instrument #1992-20786.
12. Terms, conditions, obligations, rules, regulations and by-laws of Greystone Residential Association, Inc. as evidenced by the Articles of Incorporation recorded in Book 42, Page 835.
13. Minerals of whatsoever kind, subsurface and surface substances, including but not limited to coal, lignite, oil, gas, uranium, clay, rock, sand and gravel in, on, under and that may be produced from the property described herein, together with all rights, privileges, and immunities relating thereto, whether or not appearing in the Public Records. No representation is made herein as to the present ownership of any such interests. There may be leases, grants, exceptions or reservations of interests that are not listed. It is the intent of the Grantors to convey any such interest which they might own to the Grantee/s herein.

And we do for ourselves and for our heirs, executors, and administrators, warrant and covenant with the said GRANTEE/S, as well as with its/their heirs, successors and assigns, that we are lawfully seized of an indefeasible estate in fee simple of said premises; that we are in quiet and peaceable possession thereof; that they are free from all encumbrances, except the matters to which this conveyance has been specifically made subject; that we have a good right to sell and convey the same as aforesaid; and that we will, and our heirs, executors, and administrators SHALL WARRANT AND DEFEND THE SAME TO THE SAID GRANTEE/S, AND TO ITS/THEIR HEIRS, SUCCESSORS AND ASSIGNS, FOREVER, against the lawful claims of all persons.

IN WITNESS WHEREOF, GRANTORS have hereunto set their hands and seals this  
7<sup>th</sup> day of June, 2022

Nicholas Adam Wilson

**NICHOLAS ADAM WILSON**

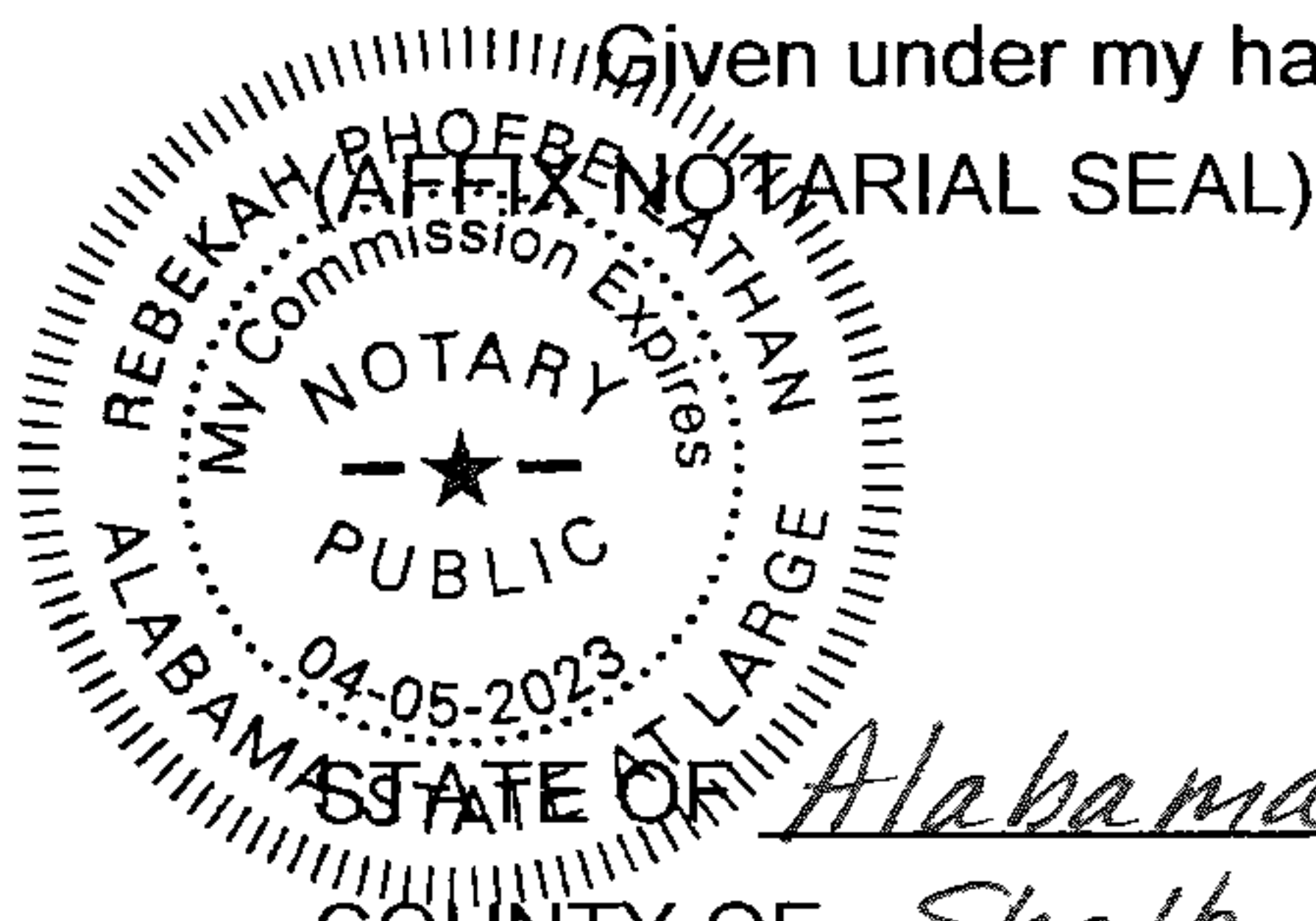
Dana Michelle Wilson

**DANA MICHELLE WILSON**

STATE OF Alabama  
COUNTY OF Shelby

I, the undersigned Notary Public, in and for said State, hereby certify that, **NICHOLAS ADAM WILSON, husband of Dana Michelle Wilson**, 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 said conveyance, he executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 7<sup>th</sup> day of June, 2022.



Rebekah Phoebe Lathan

NOTARY PUBLIC

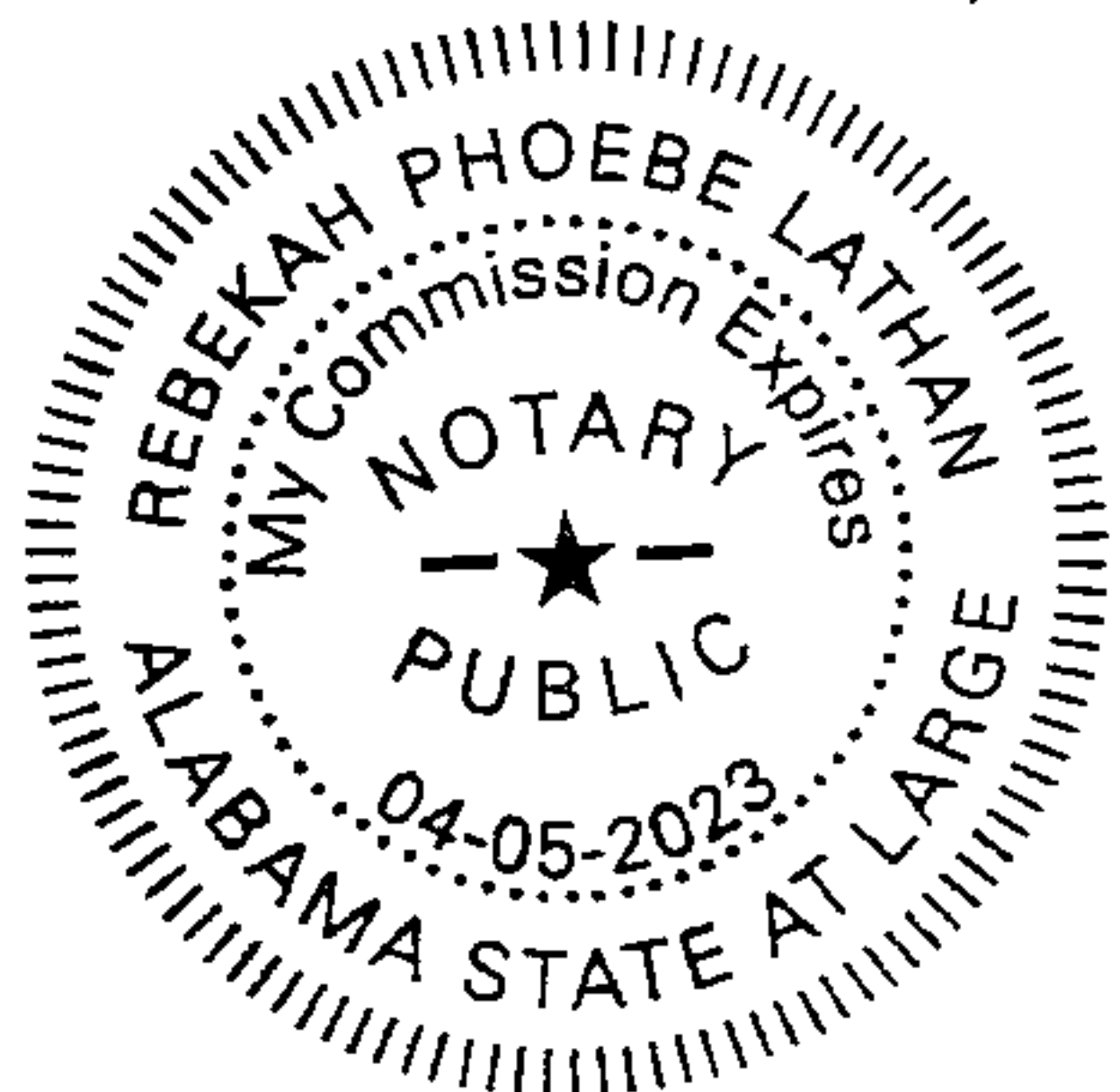
My Commission Expires: 04/05/2023

STATE OF Alabama  
COUNTY OF Shelby

I, the undersigned Notary Public, in and for said State, hereby certify that, **DANA MICHELLE WILSON, wife of Nicholas Adam Wilson**, 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 said conveyance, she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 7<sup>th</sup> day of June, 2022.

(AFFIX NOTARIAL SEAL)



Rebekah Phoebe Lathan

NOTARY PUBLIC

My Commission Expires: 04/05/2023

**PROPERTY ADDRESS:**

371 Greystone Glen Circle  
Birmingham, AL 35242

**GRANTEE'S ADDRESS:**

\_\_\_\_\_  
\_\_\_\_\_

**GRANTOR'S ADDRESS:**

\_\_\_\_\_  
\_\_\_\_\_

THIS DEED SHALL BE MADE EFFECTIVE AS OF: Aug. 2, 2022

**NOTE: The scrivener of this instrument has not reviewed the probate records and does not give an opinion as to the status of the title to the Property. The scrivener and Harpole Law, LLC represent neither the Grantor(s) or Grantee(s). Independent counsel should be consulted for legal advice, if desired by either party.**

20220812000316930 08/12/2022 02:57:16 PM DEEDS 5/6

**EXHIBIT A**

**LOT 18-A, ACCORDING TO THE RESURVEY OF LOTS 18 THROUGH 21 & 33 THROUGH 35, OF THE GLEN ESTATES, AS RECORDED IN MAP BOOK 19, PAGE 57, IN THE OFFICE OF THE JUDGE OF PROBATE, SHELBY COUNTY, ALABAMA.**



### Real Estate Sales Validation Form

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

Grantor's Name	<u>Nicholas Adam Wilson</u> <u>Dana Michelle Wilson</u>	Grantee's Name	<u>Sidney D. Howard, III</u> <u>Melodi Howard</u>
Mailing Address	<u>6 Penn Center West 2nd Floor</u> <u>Pittsburgh, PA 15276</u>	Mailing Address	<u>371 Greystone Glen Circle</u> <u>Hoover, AL 35242</u>
Property Address	<u>371 Greystone Glen Circle</u> <u>Hoover, AL 35242</u>	Date of Sale	<u>2nd day of August, 2022</u>
		Total Purchase Price	<u>\$624,900.00</u>
		or	
		Actual Value	<u>\$</u>
		or	
		Assessor's Market Value	<u>\$</u>

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 require

#### 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 8-2-22

Unattested \_\_\_\_\_ (verified by) [Signature]

Print Melodi Howard

Sign [Signature]  
(Grantor/Grantee/owner/agent) circle one



Filed and Recorded  
Official Public Records  
Judge of Probate, Shelby County Alabama, County  
Clerk  
Shelby County, AL  
08/12/2022 02:57:16 PM  
\$38.00 JOANN  
20220812000316930

*Alicia S. Byrd*