

SEND TAX NOTICE TO:
Jessica Elizabeth Holt Walker and Dusten
W. Walker
365 Greystone Glen Circle
Birmingham, AL 35242

This instrument was prepared by:
Edward Reisinger
Kudulis, Reisinger & Price, LLC
P. O. Box 653
Birmingham, AL 35201

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

STATE OF ALABAMA

KNOW ALL MEN BY THESE PRESENTS:

SHELBY COUNTY

That in consideration of **Seven Hundred Forty Nine Thousand dollars & no cents (\$749,000.00)**

To the undersigned **GRANTOR(S)** in hand paid by the **GRANTEE(S)** herein, the receipt whereof is acknowledged,

Greer Wright Bisignani and Tab Bisignani, wife and husband

(herein referred to as **GRANTOR(S)**), do grant, bargain, sell and convey unto

Jessica Elizabeth Holt Walker and Dusten W. Walker

(herein referred to as **GRANTEE(S)**), as joint tenants, with right of survivorship, the following described real estate, situated in Shelby County, Alabama, to-wit:

LOT 17, ACCORDING TO THE SURVEY OF THE GLEN ESTATES, AS RECORDED IN MAP BOOK 19, PAGE 9 A & B, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.

This property does not constitute the homestead of the Grantor(s).

Subject to:

Taxes for the year 2023 and subsequent years

Easements, Restrictions, reservations, rights-of-way, limitations, covenants and conditions of record, if any

Mineral and mining rights, if any.

Building lines, right of ways, easements, restrictions, reservations and conditions, if any, as recorded in Plat/Map Book 19, Page 9 A & B.

The Greystone Close Development Declaration of Covenants, Conditions and Restrictions dated June 6, 1991, recorded in Real Book 346, Page 873, (the "Declaration"), the First Amendment to the Declaration as recorded in Real 380 page 635 and to be further amended by the Second Amendment to the Declaration to add "The Glen Estates", as described in the Map Book 19 page 9, to which Second Amendment Grantee consents as set forth in Exhibit A attached in that certain deed recorded in Inst.#1995-12687.


WARRANTY DEED, JOINT TENANTS
WITH RIGHT OF SURVIVORSHIP
CBT File #2304040

The Greystone Close Development Reciprocal Easement Agreement dated June 6, 1991 and recorded in Real Book 346, Page 848 (the "Easement Agreement"), the First Amendment to the Easement Agreement as recorded in Real 380 page 639, the Second Amendment to the Easement Agreement as recorded as Instrument # 1993-29620, and to be further amended by the Third Amendment to the Easement Agreement to which Third Amendment Grantee consents as set forth in Exhibit A attached in that certain deed recorded in Inst.#1995-12687.

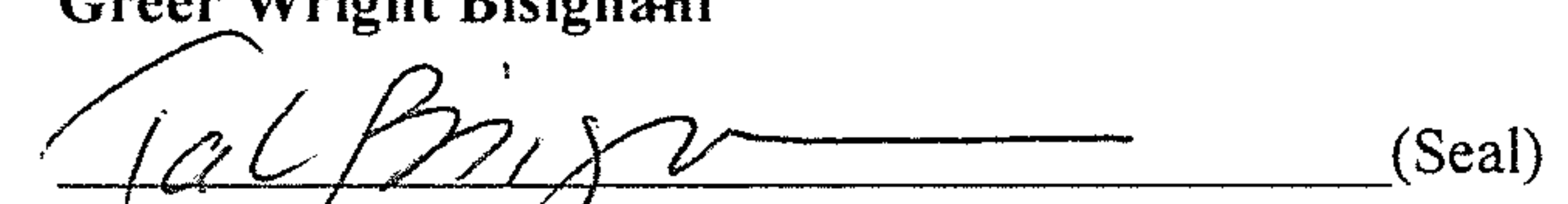
TO HAVE AND TO HOLD Unto the said **GRANTEES** as joint tenants, with right of survivorship, their heirs and assigns, forever; it being the intention of the parties to this conveyance, that (unless the joint tenancy hereby created is severed or terminated during the joint lives of the grantees herein) 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, then the heirs and assigns of the grantees herein shall take as tenants in common.

And I (we) do for myself (ourselves) and for my (our) heirs, executors, and administrators covenant with the said **GRANTEES**, their heirs and assigns, that I am (we are) lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that I (we) have a good right to sell and convey the same as aforesaid; that I (we) will and my (our) heirs, executors and administrators shall warrant and defend the same to the said **GRANTEES**, their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, GRANTOR(S) have hereunto set my (our) hand(s) and seal(s), **May 15, 2023**.



Greer Wright Bisignani (Seal)



Tab Bisignani (Seal)

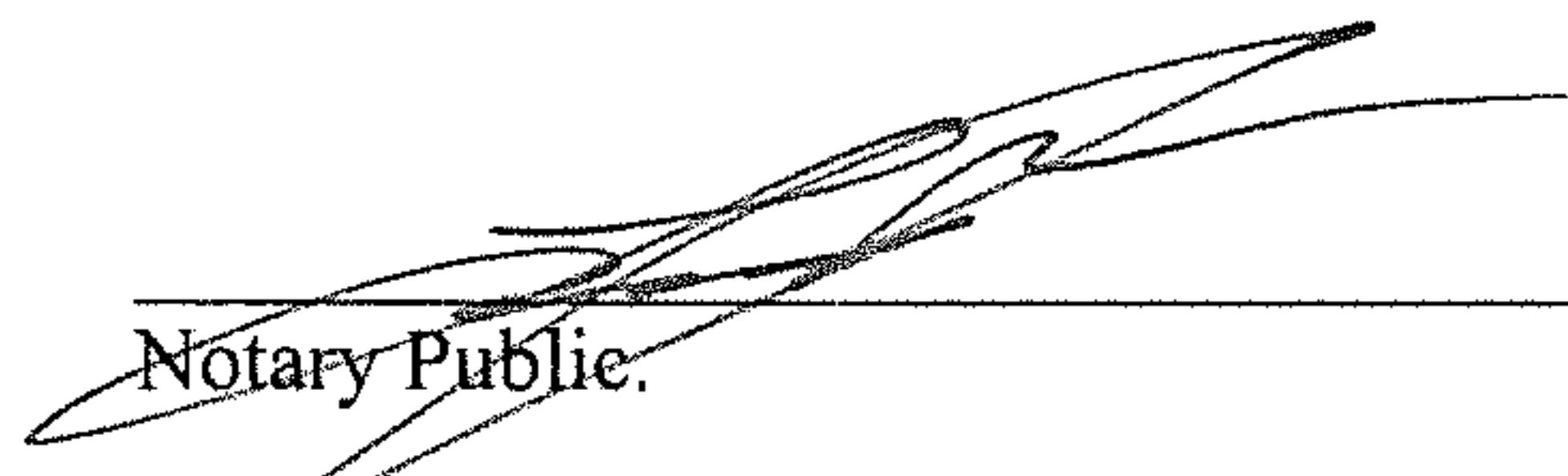
STATE OF ALABAMA

General Acknowledgement

JEFFERSON COUNTY

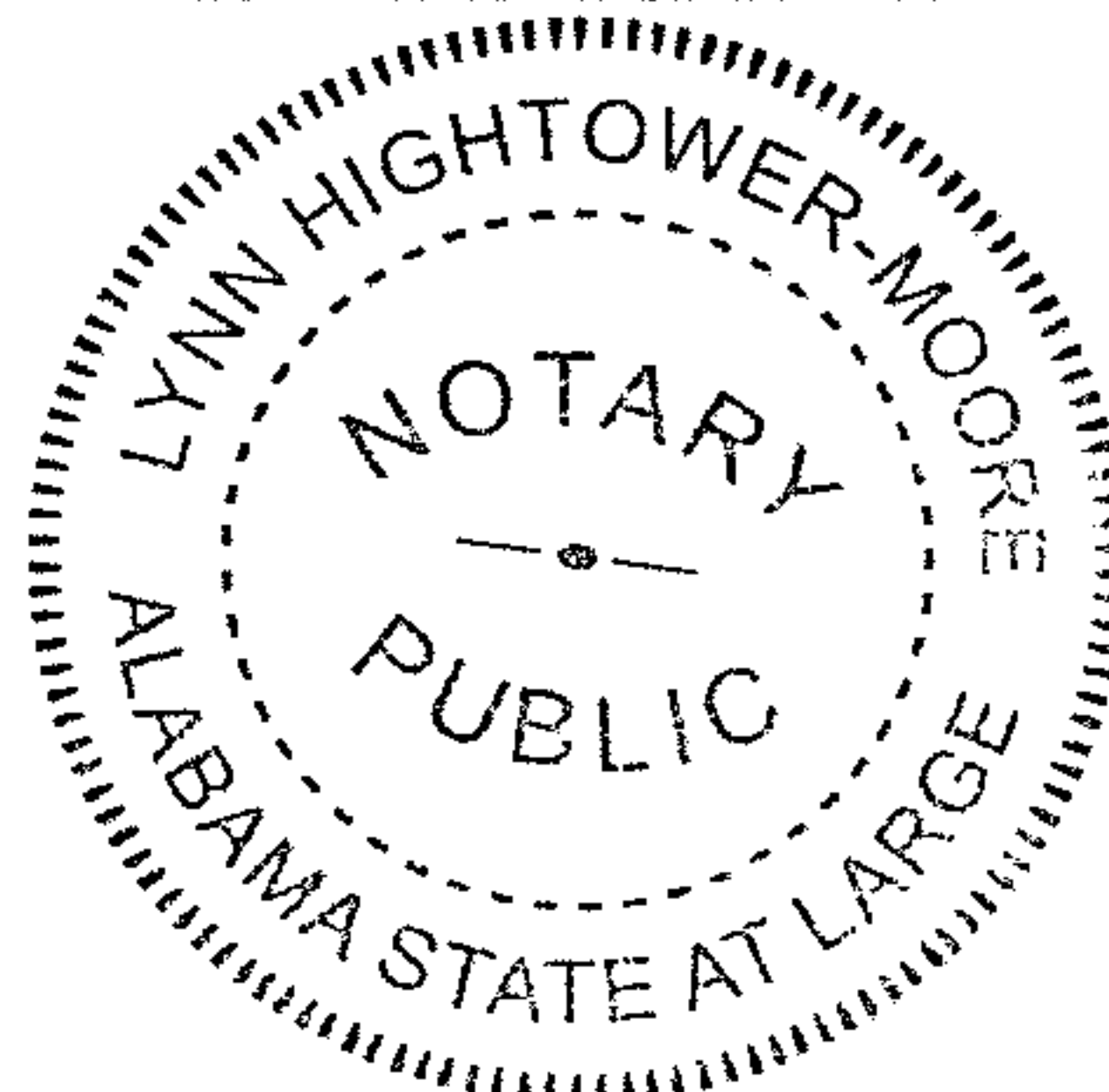
I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that **Greer Wright Bisignani and Tab Bisignani, wife and husband** , whose name(s) is/are signed to the foregoing conveyance, and who is/are known to me, acknowledged before me on this day, that, being informed of the contents of the conveyance he/she/they have/has executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 15th day of May, 2023



Notary Public.
(Seal)

My Commission Expires: 12-22-2025





Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
05/26/2023 02:47:45 PM
\$777.00 PAYGE
20230526000159320

Alex S. Byrd

Real Estate Sales Validation Form

This Document must be filled in accordance with Code of Alabama 1975, Section 40- 22-1 (h)

Grantor's Name Greer Wright Bisignani and Tab Bisignani

Grantee's Name Jessica Elizabeth Holt Walker and Dusten W. Walker

Mailing Address 2422 Lake Terrace Road
Sylacauga, Alabama 35150

Mailing Address 365 Greystone Glen Circle,
Birmingham, Alabama 35242

Property Address 365 Greystone Glen Cir,
Birmingham, Alabama 35242

Date of Sale 05/15/2023

Total Purchase Price \$749,000.00

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
- Sales Contract
- Closing Statement

- Appraisal
- Other _____

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 proeprty, both real and personal, being conveyed by the instrument offered for record. This may be evidenced by an appraisal conducted by a licensed appraisaer of the assessor's curreny 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 responsibiliy of valuing proeprty 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 5-15-2023

Print Jessica Elizabeth Holt Walker

Unattested

(verified by)

Sign Jessica Elizabeth Holt Walker
(Grantor/Grantee/Owner/Agent) circle one