

State of Alabama)
County of Shelby)

Warranty Deed

KNOW ALL MEN BY THESE PRESENTS, That for and in consideration of four hundred thirty five thousand and no/100 dollars (\$435,000.00) being the contract sales price, to the undersigned Grantors in hand paid by the Grantee herein, the receipt whereof is acknowledged, Timothy S. Freund and spouse, Thayer B. Freund (**Grantors**) whose address is 3028 West Moreland Drive, Mountain Brook, Alabama 35223 do grant, bargain, sell and convey unto Charles T. Bergob (**Grantee**) whose address is 462 North Lake Road, Hoover, Alabama 35242, the following described real estate situated in Shelby County, Alabama to-wit:

LOT 29, ACCORDING TO THE FINAL PLAT OF NORTH LAKE AT GREYSTONE, PHASE 3, AS RECORDED IN MAP BOOK 23, PAGE 3, IN THE PROBATE OFFICE OF JEFFERSON COUNTY, ALABAMA. aka 462 North Lake Road, Hoover, Alabama 35242

SUBJECT TO:

Ad valorem taxes due October 1, 2023.

Mineral and mining rights and rights incident thereto recorded in Deed Book 121, page 294; Deed Book 57, page 584 and Deed Book 60, page 260, in the Probate Office of Shelby County, Alabama.

Amended and Restated Restrictive Covenants recorded in Real 265, pages 96 and 109 and 1st Amendment to Restrictive Covenants recorded in Instrument 1998-10063, in the Probate Office of Shelby County, Alabama.

Shelby Cable Agreement recorded in Real 350, page 545, in the Probate Office of Shelby County, Alabama.

Building setback line as set out in the Declaration of Covenants, Conditions and Restrictions of Greystone Farms North as recorded in Instrument 1996-17498 and amended in Instrument 1998-10063, in the Probate Office of Shelby County, Alabama.

Covenants and Agreement for water service as set out in Agreement recorded in Real Book 235, page 574 as modified by Agreement recorded in Instrument 1992-20786 as further modified by Agreement recorded in Instrument 1993-20840, in the Probate Office of Shelby County, Alabama.

Development Agreement including restrictions and covenants as set out in instrument between Daniel Oak Mountain Limited Partnership, Greystone Residential Association, Inc., Greystone Ridge, Inc. and United States Fidelity and Guaranty Company, as recorded in Instrument 1994-22318, 1st Amendment recorded in Instrument 1996-00530 and 2nd Amendment recorded in Instrument 1998-16170, in the Probate Office of Shelby County, Alabama.

Greystone Farms Reciprocal Easement Agreement recorded in Instrument 1995-16400, in the Probate Office of Shelby County, Alabama.

Articles of Incorporation of Greystone Farms North Owners Association recorded in Instrument 1996-0199 and 1st Amendment recorded in Instrument 1997-08840, in the Probate Office of Shelby County, Alabama.

Easement Agreement between Greystone Farms North, LLC, Equine Partners, LLC, North Lake at Greystone Owner's Association, Inc. and Greystone Cove, LLC, recorded in Instrument 1998-18416, 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; First Amendment thereto recorded in Real 346, page 942; 2nd Amendment recorded in Real 378, page 904; 3rd Amendment recorded in Real 397, page 958; 4th Amendment recorded in Instrument 1992-17890; 5th Amendment recorded in Instrument 1993-3123; 6th Amendment recorded in Instrument 1993-10163; 7th Amendment recorded in Instrument 1993-16982; 8th Amendment recorded in Instrument 1993-20968; 9th Amendment recorded in Instrument 1993-32840; 10th Amendment recorded in Instrument 1994-23329; 11th Amendment recorded in Instrument 1995-08111; 12th Amendment recorded in Instrument 1995-24267; 13th Amendment recorded in Instrument 1995-34231; 14th Amendment recorded in Instrument 1996-19860; 15th Amendment recorded in Instrument 1996-37514; 16th Amendment recorded in Instrument 1996-39737; 17th Amendment recorded in Instrument 1997-02534; 18th Amendment recorded in Instrument 1997-17533 and 19th Amendment recorded in Instrument 1997-30081, in the Probate Office of Shelby County, Alabama.

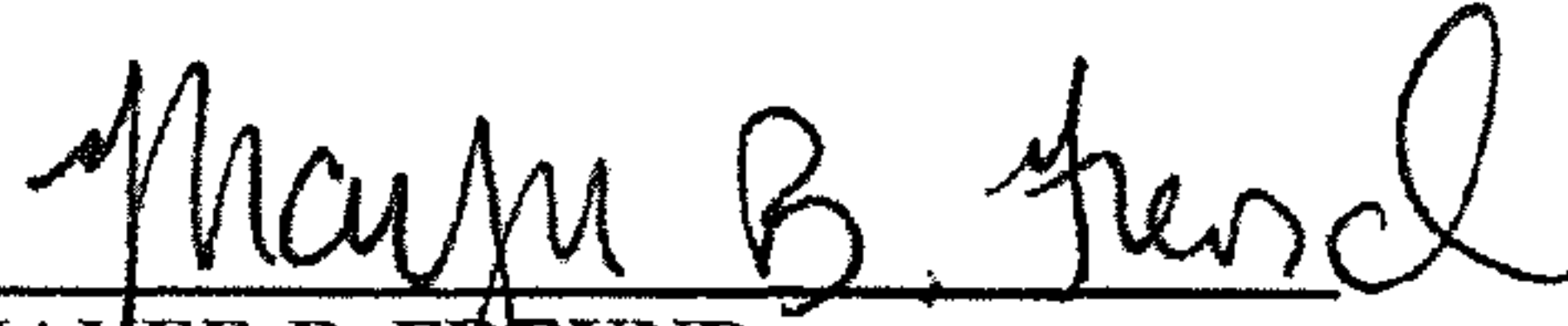
Notice regarding availability of sanitary sewer service to SWWC Utilities Inc, as recorded in Instrument 20131204000469370, in the Probate Office of Shelby County, Alabama.

TO HAVE AND TO HOLD unto the said **Grantee**, his heirs, successors and assigns forever.

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 Grantor has caused this conveyance to be executed this the 27th day of June, 2023.

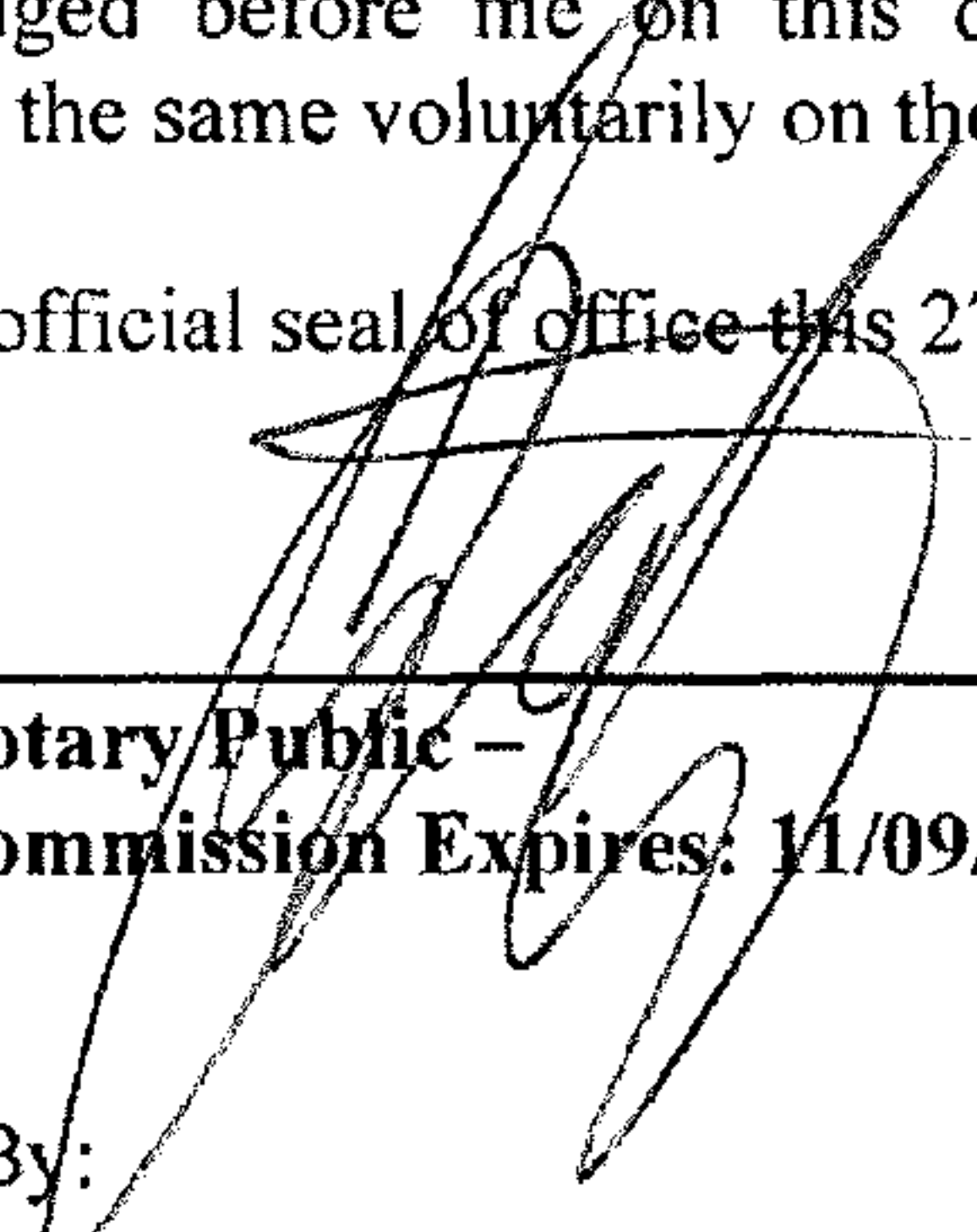

TIMOTHY S. FREUND


THAYER B. FREUND

State of Alabama
Jefferson County

I, Gene W. Gray, Jr., a Notary Public, in and for said County in said State, hereby certify that Timothy S. Freund and spouse, Thayer B. Freund whose names are signed to the foregoing conveyance, and who are known to me, acknowledged before me on this day, that being informed of the contents of said conveyance, they executed the same voluntarily on the day the same bares date.

Given under my hand and official seal of office this 27th day of June, 2023.


Notary Public -
Commission Expires: 11/09/2026

GENE W. GRAY, JR.
NOTARY PUBLIC, ALABAMA STATE AT LARGE
MY COMMISSION EXPIRES NOV. 09, 2026

This Instrument Prepared By:
Gene W. Gray, Jr.
2100 Southbridge Parkway, Suite 338
Birmingham, Al 35209
205 879 3400
FILE 223140

Send Tax Notice To:
Charles T. Bergob
462 North Lake Road
Hoover, Alabama 35242
#03-8-27-0-009-014.00.000

Real Estate Sales Validation Form

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

Grantor's Name	<u>TIMOTHY S. FREUND</u>	Grantee's Name	<u>CHARLES T. BERGOB</u>
Mailing Address	<u>THAYER B. FREUND</u> <u>3028 WEST MORELAND DRIVE</u> <u>MOUNTAIN BROOK, AL 35223</u>	Mailing Address	<u>462 NORTH LAKE ROAD</u> <u>BIRMINGHAM, AL 35242</u>
Property Address	<u>919 SPYGLASS CIRCLE</u> <u>HOOVER, AL 35244</u>	Date of Sale	<u>6/27/2023</u>
		Total Purchase Price	<u>\$ 435,000.00</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 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 6/27/23 Print GENE W. GRAY, JR.
 _____ Sign _____
 Unattested (verified by) (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
 06/27/2023 10:09:54 AM
 \$463.00 BRITTANI
 20230627000190490

Allie S. Boyd