

This Instrument was Prepared by:  
Stuart J. Garner  
Stuart J. Garner, LLC  
1400 Urban Center Drive  
Suite 470  
Vestavia Hills, AL 35242

Send Tax Notice To: Jessica Elizabeth Holt Walker  
Dusten W. Walker  
AL

File No.: 2023140

## WARRANTY DEED

State of Alabama

} Know All Men by These Presents:

County of Shelby

That in consideration of the sum of **Seven Hundred Forty Nine Thousand Dollars and No Cents (\$749,000.00)**, the amount of which can be verified in the Sales Contract between the parties hereto, to the undersigned Grantor (whether one or more), in hand paid by the Grantee herein, the receipt whereof is acknowledged, I or we, **Jessica Elizabeth Holt Walker and Dusten W. Walker, a married a couple whose mailing address is AL** (herein referred to as Grantor, whether one or more), grant, bargain, sell and convey unto **Jessica Elizabeth Holt Walker and Dusten W. Walker, a married couple, whose mailing address is AL** (herein referred to as Grantee, whether one or more), the following described real estate, situated in Shelby, County, Alabama, **the address of which is 365 Greystone Glen Circle, Birmingham, AL 35242**; 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,**


**Subject To:**

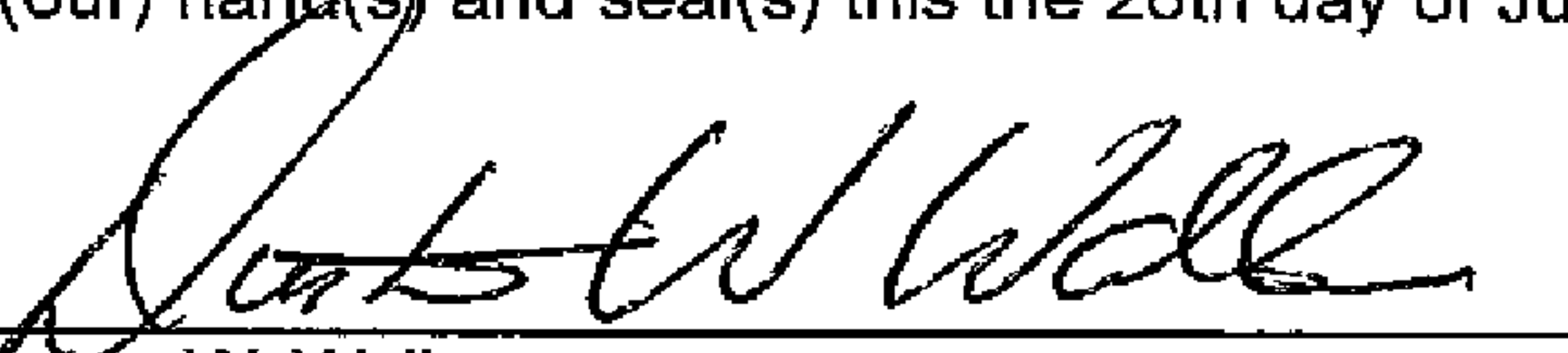
- 1. Taxes for the year 2023 and subsequent years**
- 2. Easements, Restrictions, reservations, rights-of-way, limitations, covenants and conditions of record, if any**
- 3. Mineral and mining rights, if any.**
- 4. Building lines, right of ways, easements, restrictions, reservations and conditions, if any, as recorded in Plat/Map Book 19, Page 9 A&B.**
- 5. 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.**
- 6. 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 to the said Grantee, his, her or their heirs and assigns forever.

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 person.

IN WITNESS WHEREOF, I (we) have hereunto set my (our) hand(s) and seal(s) this the 26th day of June, 2023.

  
Jessica Elizabeth Holt Walker

  
Dusten W. Walker

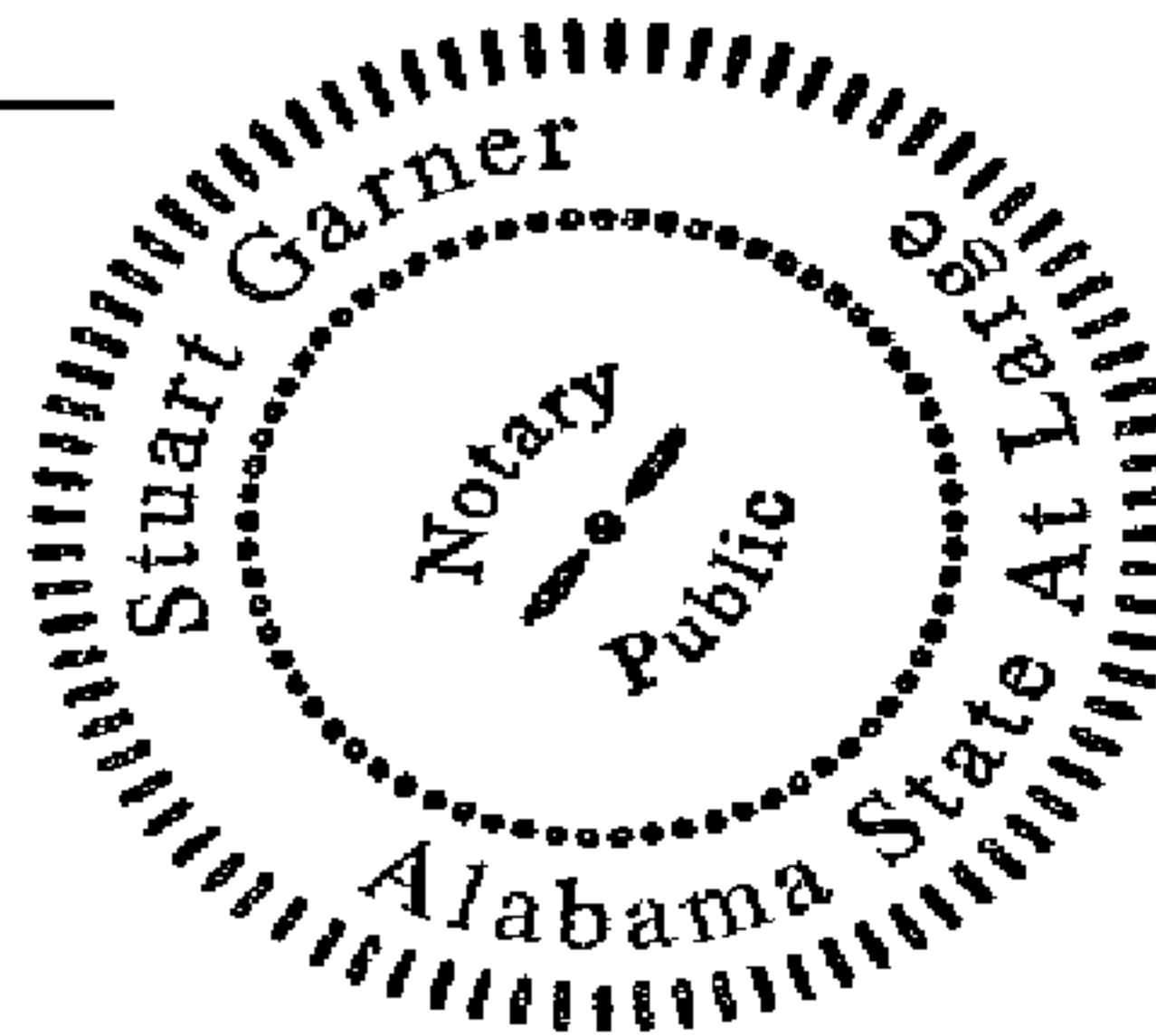
State of Alabama

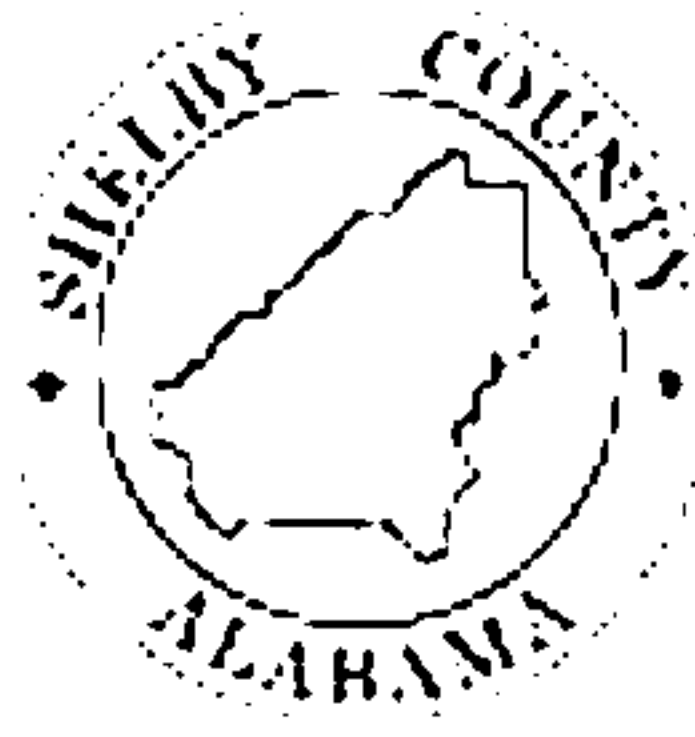
County of Jefferson

I, Stuart J. Garner, a Notary Public in and for the said County in said State, hereby certify that Jessica Elizabeth Holt Walker and Dusten W. Walker, 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 executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this the 26th day of June, 2023.

  
Notary Public, State of Alabama  
Stuart J. Garner  
My Commission Expires: August 19, 2025





Filed and Recorded  
 Official Public Records  
 Judge of Probate, Shelby County Alabama, County  
 Clerk  
 Shelby County, AL  
 08/23/2023 10:04:38 AM  
 \$777.00 BRITTANI  
 20230823000253360

*Allen S. Bayl*

### Real Estate Sales Validation Form

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

Grantor's Name	Jessica Elizabeth Holt Walker Dusten W. Walker	Grantee's Name	Jessica Elizabeth Holt Walker Dusten W. Walker
Mailing Address	 AL	Mailing Address	365 Greystone Glen Circle Birmingham, AL 35242
Property Address	365 Greystone Glen Circle Birmingham, AL 35242	Date of Sale	June 26, 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)

<input type="checkbox"/> Bill of Sale	<input type="checkbox"/> Appraisal
<input 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 of 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 June 26, 2023

Print Jessica Elizabeth Holt Walker

Unattested

(verified by)

Sign

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