



20240229000053650 1/7 \$1850.00
Shelby Cnty Judge of Probate, AL
02/29/2024 02:09:45 PM FILED/CERT

This instrument was prepared by:
Clayton T. Sweeney
Attorney At Law
2700 Highway 280 East
Suite 160
Birmingham, AL 35223

Send Tax Notice To:
Attn: Seth Cannon, Vice President,
Trust Natural Resources/Real Estate Dept.
Regions Bank as Trustee of the
Falcon Revocable Trust, dated 2/11/2021
P.O. Box 10463
Birmingham, AL 35202

STATE OF ALABAMA)

GENERAL WARRANTY DEED

COUNTY OF SHELBY)

KNOW ALL MEN BY THESE PRESENTS: That, for and in consideration of **One Million Eight Hundred Ten Thousand and No/100 Dollars, (\$1,810,000.00)**, and other good and valuable consideration, this day in hand paid to the undersigned **Muriel Brasfield, an unmarried woman and David W. Brasfield, a married man** (hereinafter referred to as GRANTORS), in hand paid by the GRANTEE herein, the receipt whereof is hereby acknowledged, the GRANTORS do hereby give, grant, bargain, sell and convey unto the GRANTEE, **Regions Bank as Trustee of the Falcon Revocable Trust, dated February 11, 2021** (hereinafter referred to as GRANTEE), its successors and assigns, the following described Real Estate, lying and being in the County of **Shelby**, State of Alabama, to-wit:

Lot 6, according to the Survey of Greystone, 9th Sector, as recorded in Map Book 21, Page 143 in the Probate Office of Shelby County, Alabama.

Subject To:

- 1) Ad valorem taxes for 2024 and subsequent years not yet due and payable until October 1, 2024.
- 2) Existing covenants and restrictions, easements, building lines and limitations of record.
- 3) All mineral and mining rights not owned by the Grantors
- 4) Subject to covenants, conditions and restrictions as set forth in the document recorded in Map Book 21, Page 143; Real 317, Page 260, and any amendments thereto, in the Probate Office of Shelby County, AL.
- 5) Title to all oil, gas and minerals within and underlying the premises, together with all oil and mining rights and other rights, privileges and immunities relating thereto, together with any release of liability for injury or damage to persons or property as a result of the exercise of such rights as recorded in Inst #1997-19700; Deed Book 51, Page 544; Deed Book 121, Page 294 and Deed Book 4, Page 527, in the Probate Office of Shelby County, Alabama.
- 6) Restrictions, limitations and conditions as recorded in Map Book 21, page 143, in the Probate Office of Shelby County, AL

Shelby County, AL 02/29/2024
State of Alabama
Deed Tax: \$1810.00



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- 7) Transmission line permits granted to Alabama Power Company as recorded in Deed Book 139, Page 124 and Deed Book 138, Page 595, in the Probate Office of Shelby County, AL.
- 8) Easement for ingress and egress as recorded in Real Book 265, Page 316, in the Probate Office of Shelby County, AL.
- 9) Utility easement agreement as recorded in Instrument No. 1993-25946, in the Probate Office of Shelby County, AL.
- 10) Access easement agreement as set out in Instrument No. 1993-25945, in the Probate Office of Shelby County, AL.
- 11) Restrictions, covenants and conditions and building setback lines as set out in Amended and Restated Restrictive Covenants recorded in Real 265, Page 96, in the Probate Office of Shelby County, AL.
- 12) Covenant and Agreement for Water Service as set out between Dantract and Shelby County as recorded in Real 235, Page 574 and amended by agreement as set out in Instrument No. 1993-20840 and Instrument No. 1992-20786, in the Probate Office of Shelby County, AL.
- 13) Greystone Residential Declaration of Covenants, Conditions and Restrictions as set out in Real 317, Page 260, amended by Affidavit recorded in Real 319, Page 235, and further amended by 1st Amendment to Greystone Residential Declaration of Covenants, Conditions and Restrictions recorded in Real 346, Page 942, 2nd Amendment as recorded in Real 378, Page 904, 3rd Amendment as recorded in Real 397, Page 958, 4th Amendment as recorded in Instrument No. 1992-17890, 5th Amendment as recorded in Instrument No. 1993-3123 and further amended by 6th Amendment recorded as Instrument No. 1993-10163, 7th Amendment as recorded in Instrument No. 1993-16982, 8th Amendment as recorded as Instrument No. 1993-20968, 9th Amendment recorded as Instrument No. 1993-32840, 10th Amendment recorded as Instrument No. 1994-23329, 11th Amendment recorded as Instrument No. 1995-8111, 12th Amendment recorded as Instrument No. 1995-24267, 13th Amendment recorded as Instrument No. 1995-34231 and 14th Amendment recorded as Instrument No. 1996-19860, 15th Amendment recorded as Instrument No. 1996-37514, 16th Amendment recorded as Instrument No. 1996-39737 and 17th Amendment recorded as Instrument No. 1997-2534, 18th Amendment recorded as Instrument No. 1997-17533, 19th Amendment recorded as Instrument No. 1997-30081 and 20th Amendment recorded as Instrument No. 1997-38614 and as shown by Map Book 21, Page 143 in the Probate Office.
- 14) Agreement between Daniel Oak Mountain Limited Partnership and Shelby Cable, Inc., as recorded in Real 350, Page 545, in the Probate Office of Shelby County, AL.
- 15) Reciprocal Easement Agreement pertaining to access and roadway easements as set out in Real 312, Page 274 and 1st amended by Real 317, Page 253 and 2nd amended as Instrument No. 1993-3124, in the Probate Office of Shelby County, AL.
- 16) Less and except any portion lying within lake.
- 17) Riparian and other rights created by the fact that subject property lies adjacent to a lake.



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- 18) Release of damages as recorded in Instrument No. 1996-42034, as recorded in the Probate Office of Shelby County, Alabama.
- 19) Building and setback line of 50 feet as shown on recorded plat.
- 20) Building and setback line of 75 feet as shown on recorded plat.
- 21) Building and setback line of 15 feet as shown on recorded plat.
- 22) 10 foot varying easement along rear line as shown on recorded plat.

Muriel Brasfield and David W. Brasfield are the surviving grantees of that certain deed recorded in Instrument No. 2000-38145, in the Probate Office of Shelby County, Alabama; the other grantee, Charles W. Brasfield, having died on or about the 17th day of November, 2020.

The property conveyed herein does not constitute the homestead of David W. Brasfield, one of the Grantors herein, nor that of his spouse.

TO HAVE AND TO HOLD, the tract or parcel of land above described together with all and singular the rights, privileges, tenements, appurtenances, and improvements unto the said GRANTEE, its successors and assigns, in fee simple, forever.

AND SAID GRANTORS, for said GRANTORS', GRANTORS' heirs, successors, executors and administrators, covenants with GRANTEE, and with GRANTEE'S successors and assigns, that GRANTORS' are lawfully seized in fee simple of the said Real Estate; that said Real Estate is free and clear from all Liens and Encumbrances, except as hereinabove set forth, and except for taxes due for the current and subsequent years, and except for any Restrictions pertaining to the Real Estate of record in the Probate Office of said County; that GRANTORS have a good right to sell and convey the said Real Estate; and that GRANTORS will, and GRANTORS' heirs, executors and administrators shall, warrant and defend the same to said GRANTEE, and GRANTEE'S successors and assigns, forever against the lawful claims of all persons.



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IN WITNESS WHEREOF, said GRANTOR has hereunto set her hand and seal this the 15 day of February, 2024.

Muriel Brasfield
Muriel Brasfield

STATE OF FLORIDA)
COUNTY OF CLAY)

I, the undersigned, a Notary Public, in and for said County and State, hereby certify that Muriel Brasfield, an unmarried woman, 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 the instrument, she executed the same voluntarily on the day the same bears date.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this the 15th day of February, 2024.

SEE Attached
NOTARY PUBLIC
My Commission Expires: _____

(must affix seal) ,



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FLORIDA INDIVIDUAL ACKNOWLEDGMENT
F.S. 117.05(13)

State of Florida

County of Clay }

The foregoing instrument was acknowledged before
me by means of

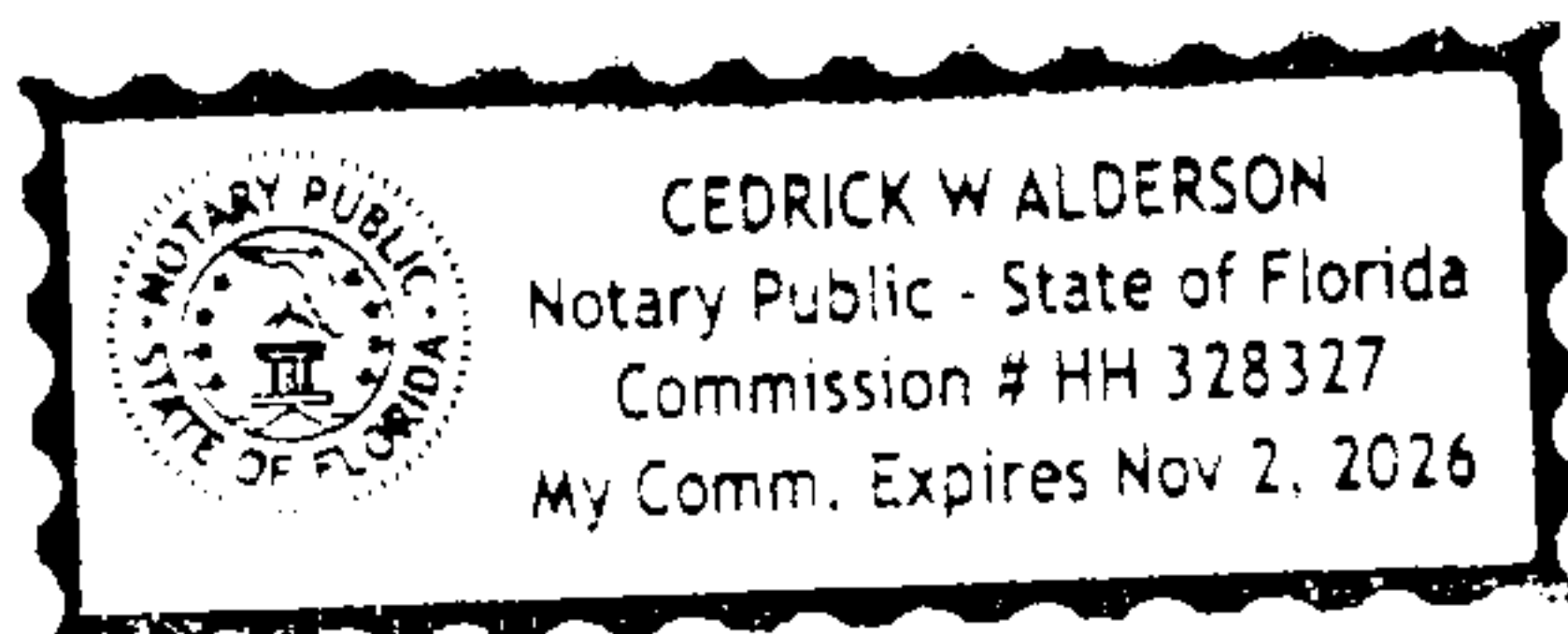
☒ Physical Presence,

— OR —

☐ Online Notarization,

this 15 day of Feb, 2024, by
Date Month Year

Muriel Brasfield
Name of Person Acknowledging



Cedrick W. Alderson
Signature of Notary Public — State of Florida

Cedrick W. Alderson
Name of Notary Typed, Printed or Stamped

☐ Personally known

☒ Produced Identification

Type of Identification Produced: FL ID

Place Notary Seal Stamp Above

OPTIONAL

Completing this information can deter alteration of the document or
fraudulent reattachment of this form to an unintended document.

Description of Attached Document

Title or Type of Document: General Warranty Deed

Document Date: 15 Feb 2024 Number of Pages: 4

Signer(s) Other Than Named Above: No Other Signers

IN WITNESS WHEREOF, said GRANTOR has hereunto set his hand and seal this the 23rd day of February, 2024.



David W. Brasfield




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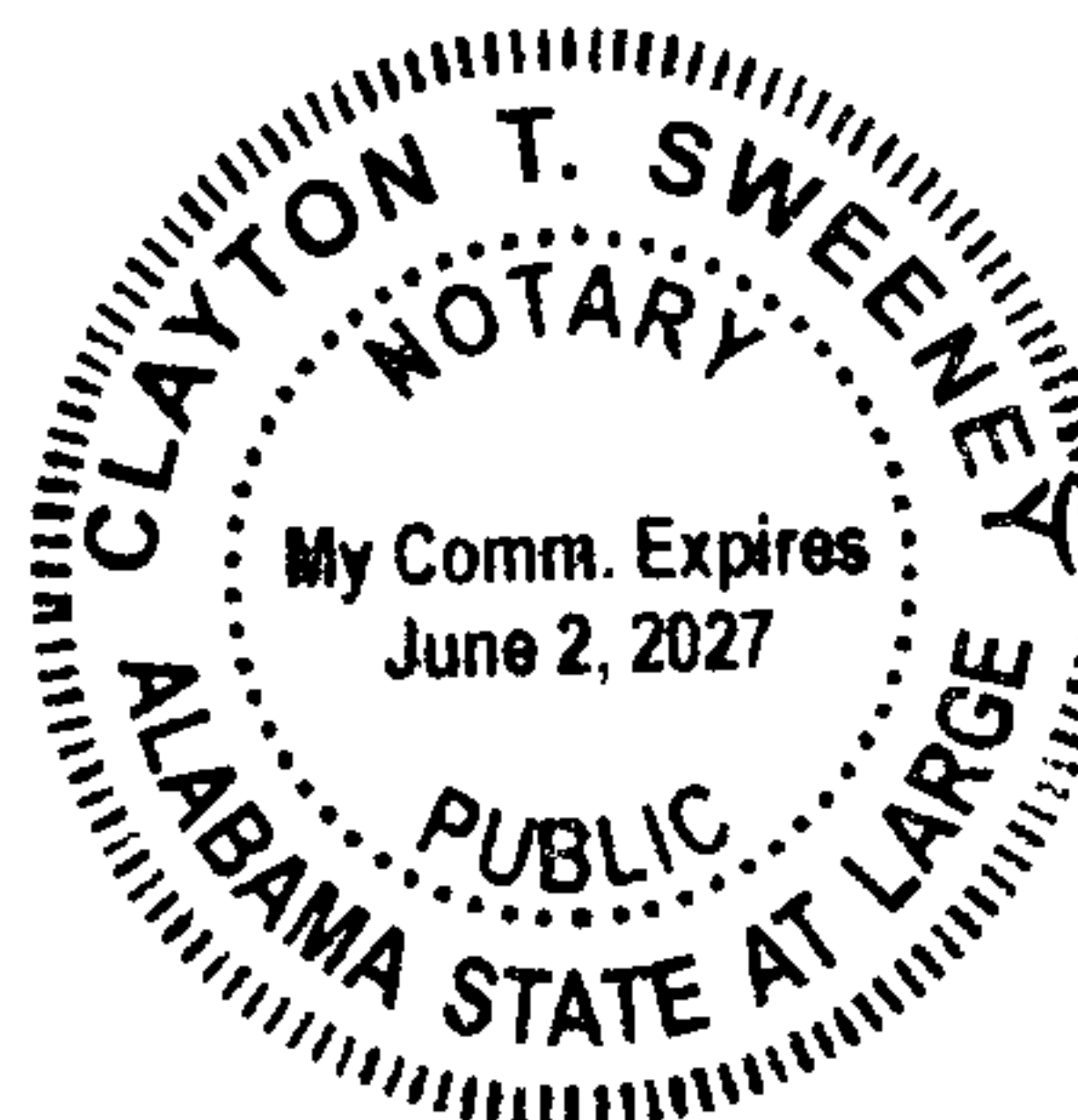
STATE OF ALABAMA)
COUNTY OF Jefferson)

I, the undersigned, a Notary Public, in and for said County and State, hereby certify that David W. Brasfield, a married man, 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 the Instrument, he executed the same voluntarily on the day the same bears date.

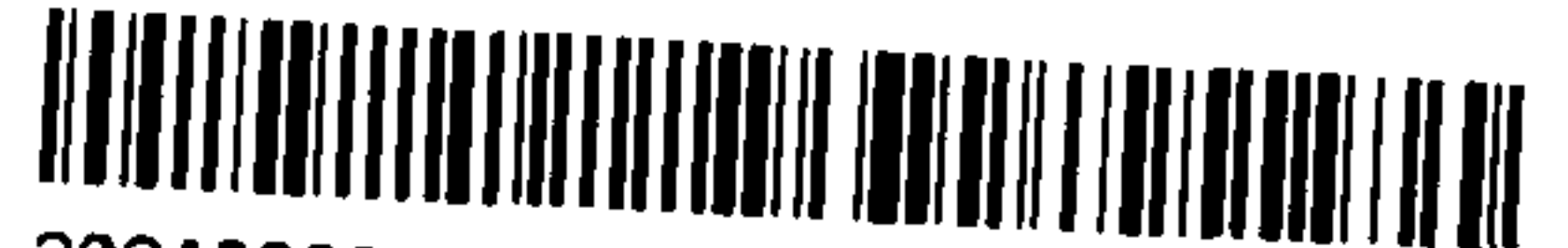
IN WITNESS WHEREOF, I have hereunto set my hand and seal this the 23rd day of February, 2024.



NOTARY PUBLIC
My Commission Expires: 6-2-2027



(must affix seal)



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Real Estate Sales Validation Form

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

Grantor's Name	Muriel Brasfield and David W. Brasfield	Grantee's Name	Attn: Seth Cannon, Vice President Trust Natural Resources/Real Estate Regions Bank as Trustee for the Falcon Revocable Trust, dated February 11, 2021 P.O. Box 10463 Birmingham, AL 36202
Mailing Address	1292 Greystone Crest Birmingham, AL 35242	Mailing Address	
Property Address	5234 Greystone Way Birmingham, AL 35242	Date of Sale	<u>February 27, 2027</u>
		Total Purchase Price	<u>\$ 1,810,000.00</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)

- ☐ Bill of Sale ☐ Appraisal/ Assessor's Appraised Value
☐ Sales Contract
☒ 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: 2/15/2024

Unattested

(verified by)

Print Muriel Brasfield and David W. Brasfield

Sign Muriel Brasfield
(Grantor/Grantee/Owner/Agent) circle one