

SEND TAX NOTICE TO:
RAYMOND BEST and SHERRY BEST
5358 GREYSTONE WAY
HOOVER, AL 35242

WARRANTY DEED
JOINTLY WITH REMAINDER TO SURVIVOR

STATE OF ALABAMA
JEFFERSON COUNTY

KNOW ALL MEN BY THESE PRESENTS, that in consideration of the sum of **Six Hundred Twenty Thousand and 00/100 (\$620,000.00)** and other valuable considerations to the undersigned GRANTOR(S), **BC REALTY, LLC**, (hereinafter referred to as GRANTORS), in hand paid by the GRANTEE(S) herein, the receipt of which is hereby acknowledged, the said GRANTOR(S) does by these presents GRANT, BARGAIN, SELL and CONVEY unto **RAYMOND BEST and SHERRY BEST**, hereinafter referred to as GRANTEE(S), for and during their joint lives and upon the death of either of them, then to the survivor of them in fee simple, together with every contingent remainder and right of reversion, the following described real estate, situated in County of **SHELBY** State of Alabama, to-wit:

Lot 50, according to the Survey of Greystone 6th Sector, as recorded in Map Book 17, Page 54 A, B and C, in the Probate Office of SHELBY County, ALABAMA.

Together with the non-exclusive easement to use the private roadways, common areas and **Hugh Daniel Drive**, all as more particularly described in the **Greystone Residential Declaration of Covenants, Conditions and Restriction** dated **November 6, 1990** and recorded in **Real 317, Page 260**, in the Probate Office of **Shelby County, Alabama** (together with all amendments thereto, is hereinafter collectively referred to as the "declaration").

Subject to easements, restrictive covenants, set back lines, limitations, rights of ways as shown by public records and ad valorem taxes as shown of record.

Subject to mineral and mining rights if not owned by grantor.

TO HAVE AND TO HOLD, to the said GRANTEE (S), for and during their joint lives together and upon the death of either of them, then to the survivor of them in fee simple, and to their heirs and assigns of such survivor forever, together with every contingent remainder and right of reversion.

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, that I (we) have a good right to sell and convey the same to the said GRANTEE (S), their heirs and assigns forever, against the lawful claims all persons, except as to the hereinabove restrictive covenants, conditions, easements and ad valorem taxes of record and do hereby **WARRANT AND WILL FOREVER DEFEND** the title to said property and the possession thereof.

IN WITNESS WHEREOF, I/we have hereunto set my/our hand and seal, this 7th day of May, 2024.

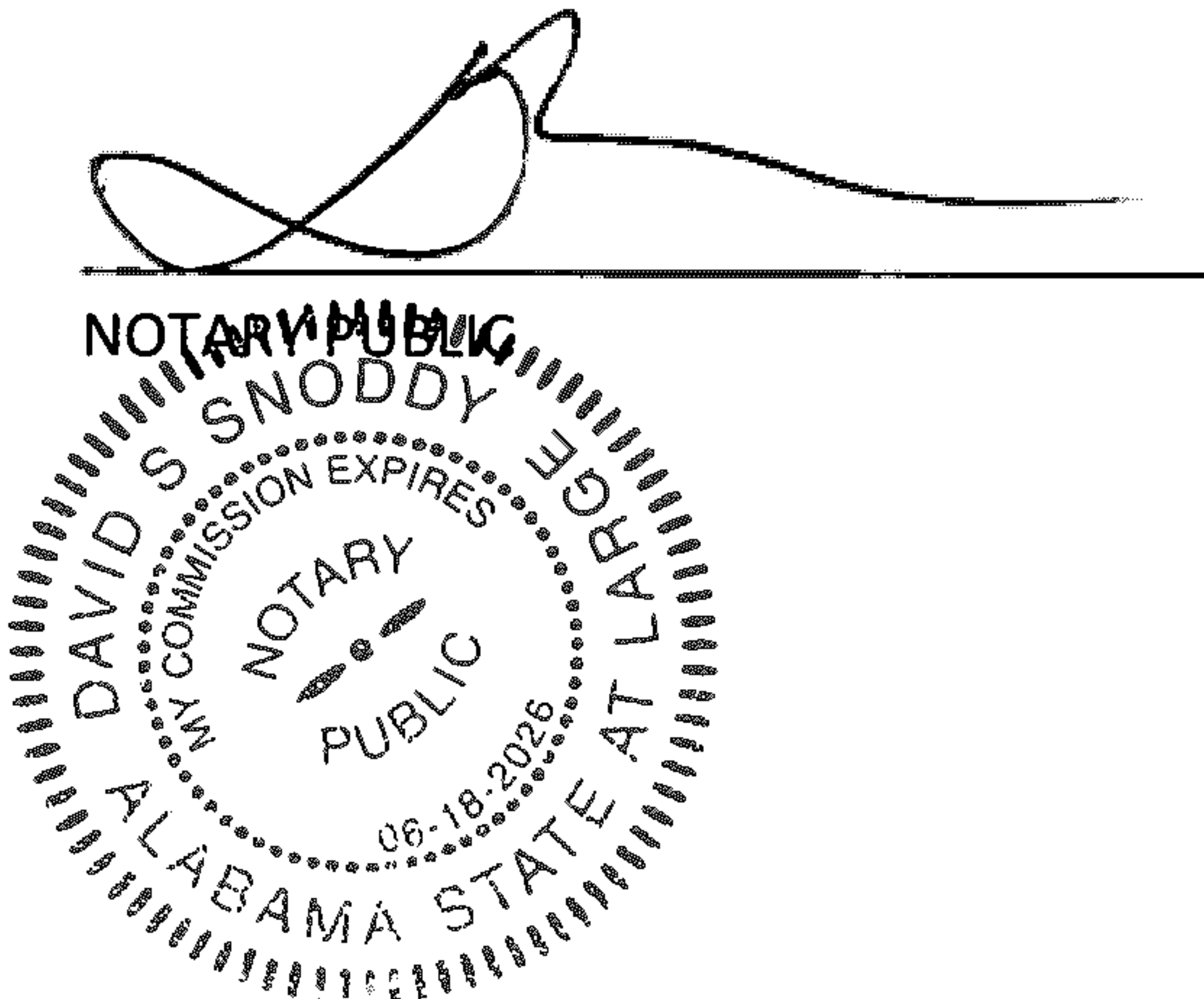
BC REALTY, LLC.
BY: Walter B. Collins
WALTER B. COLLINS, SOLE MEMBER

STATE OF ALABAMA
COUNTY OF SHELBY

I, the undersigned authority, a Notary Public in and for said State, hereby certify that **WALTER B. COLLINS, SOLE MEMBER OF BC REALTY, LLC** 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 conveyance, he/she, as such officer and with full authority, executed the same voluntarily for and as the act of said corporation.

Given under my hand and seal of office this 7th day of May , 2024

My commission expires:
THIS INSTRUMENT PREPARED BY:
DAVID S. SNODDY ATTORNEY AT LAW
THE SNODDY LAW FIRM, LLC
2105 DEVEREUX CIRCLE, SUITE 101
BIRMINGHAM, ALABAMA 35243



Real Estate Sales Validation Form

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

Grantor's Name
Mailing Address:

BC REALTY, LLC
P.O. BOX 661003
BIRMINGHAM, AL 35266

Grantee's Name
Mailing Address:

RAYMOND BEST
5358 GREYSTONE WAY
HOOVER, AL 35242

Property Address

5358 GREYSTONE WAY
HOOVER, AL 35242

Date of Sale:

May 7, 2024

Total Purchaser Price

\$620,000.00

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

☐

Appraisal

☐

Sales Contract

☐

Other

☒

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 of 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 Sec. 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 Sec. 40-22-1 (h).

Date

Unattested

(verified by)

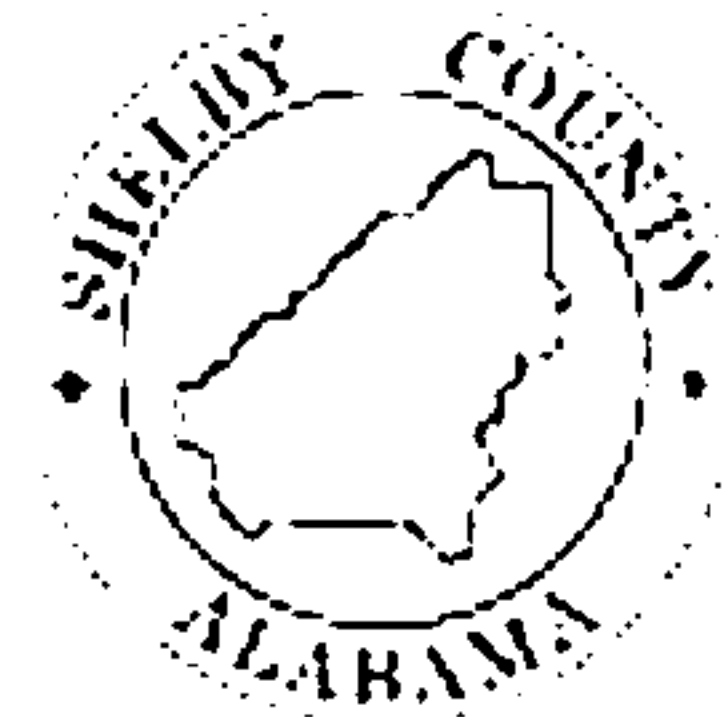
Print

Walter B Collins

Sign

Walter B Collins

(Grantor/Grantee/Owner/Agent) circle one



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County Clerk
Shelby County, AL
05/08/2024 03:01:30 PM
\$645.00 PAYGE
20240508000135350

Allen S. Bevil