



20250212000043100 1/4 \$953.50  
Shelby Cnty Judge of Probate, AL  
02/12/2025 11:51:32 AM FILED/CERT

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

Send Tax Notice To:  
Robert H. G. Waudby, Jr. and  
Gretchen Waudby  
7006 North Highfield Dr  
Birmingham, AL 35242

STATE OF ALABAMA )

**JOINT SURVIVORSHIP DEED**

COUNTY OF SHELBY )

**KNOW ALL MEN BY THESE PRESENTS:** That, for and in consideration of **Nine Hundred Twenty Two Thousand Five Hundred and No/100 Dollars (\$922,500.00)**, and other good and valuable consideration, this day in hand paid to the undersigned **Jeffrey A. Timbrook and wife, Heather Timbrook** (hereinafter referred to as GRANTORS), in hand paid by the GRANTEES herein, the receipt whereof is hereby acknowledged, the GRANTORS does hereby give, grant, bargain, sell and convey unto the GRANTEES, **Robert H. G. Waudby, Jr. and Gretchen Waudby** (hereinafter referred to as GRANTEES), for and during their joint lives and upon the death of either, then to the survivor of them in fee simple, together with every contingent remainder and right of reversion, the following described Real Estate, lying and being in the County of **Shelby**, State of Alabama, to-wit:

Lot 11, according to the Survey of Greystone, 7th Sector, Phase IV, as recorded in Map Book 21, Page 38 A & B, in the Probate Office of Shelby County, Alabama.

Together with the nonexclusive 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 Restrictions dated November 6, 1990 and recorded in Real 317 Page 260 in the Probate Office of Shelby County, Alabama and all amendments thereto.

Subject To:

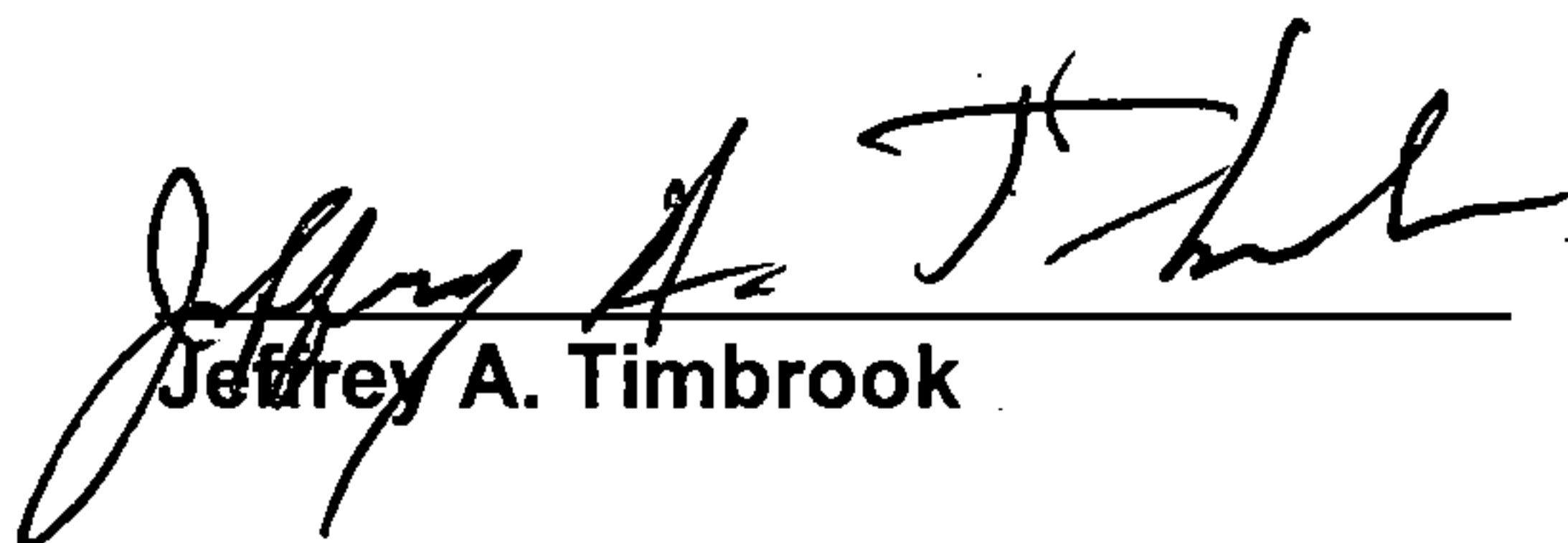
- 1) Ad valorem taxes for 2025 and subsequent years not yet due and payable until October 1, 2025.
- 2) Existing covenants and restrictions, easements, building lines and limitations of record.

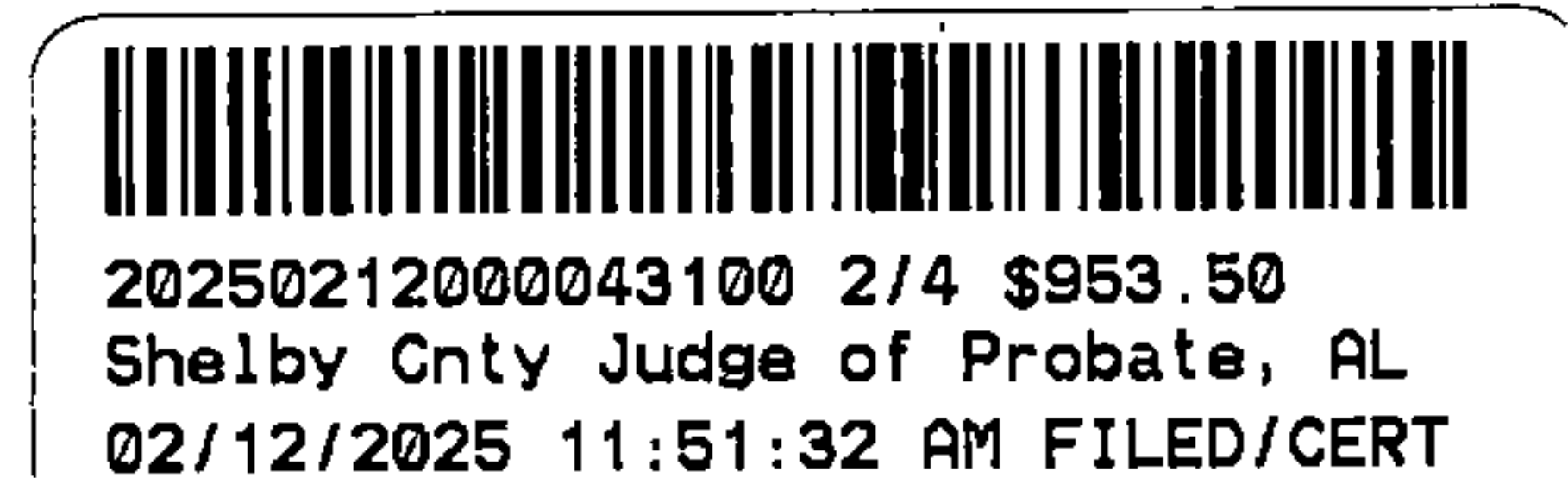
TO HAVE AND TO HOLD, the tract or parcel of land above described together with all and singular the rights, privileges, tenements, appurtenances, and improvements unto the said GRANTEES, for and during their joint lives and upon the death of either of them, then to the survivor of them in fee simple, and to the heirs and assigns of such survivor, forever.

Shelby County, AL 02/12/2025  
State of Alabama  
Deed Tax: \$922.50

AND SAID GRANTORS, for said GRANTORS, GRANTORS' heirs, successors, executors and administrators, covenants with GRANTEES, and with GRANTEES' heirs 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 GRANTEES, and GRANTEES' heirs and assigns, forever against the lawful claims of all persons.

IN WITNESS WHEREOF, said GRANTOR has hereunto set his hand and seal this the **7th** day of **February, 2025**.

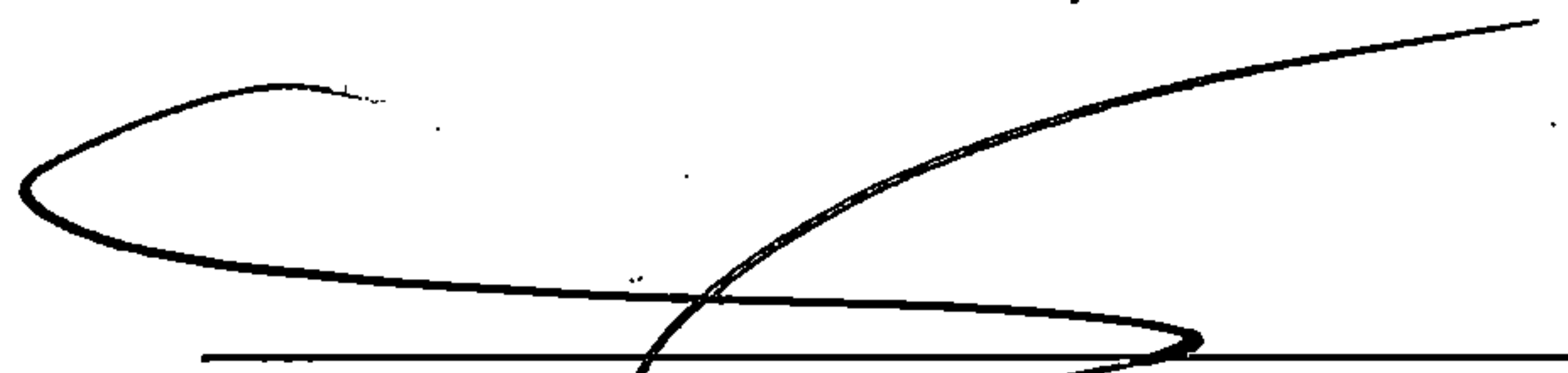
  
Jeffrey A. Timbrook



STATE OF ALABAMA)  
COUNTY OF JEFFERSON)

I, the undersigned, a Notary Public, in and for said County and State, hereby certify that Jeffrey A. Timbrook, 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 7th day of February, 2025.

  
NOTARY PUBLIC  
My Commission Expires: 06-02-2027  
(MUST AFFIX SEAL)





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IN WITNESS WHEREOF, said GRANTOR has hereunto set her hand and seal this the 7th day of February, 2025.

Heather Timbrook  
Heather Timbrook

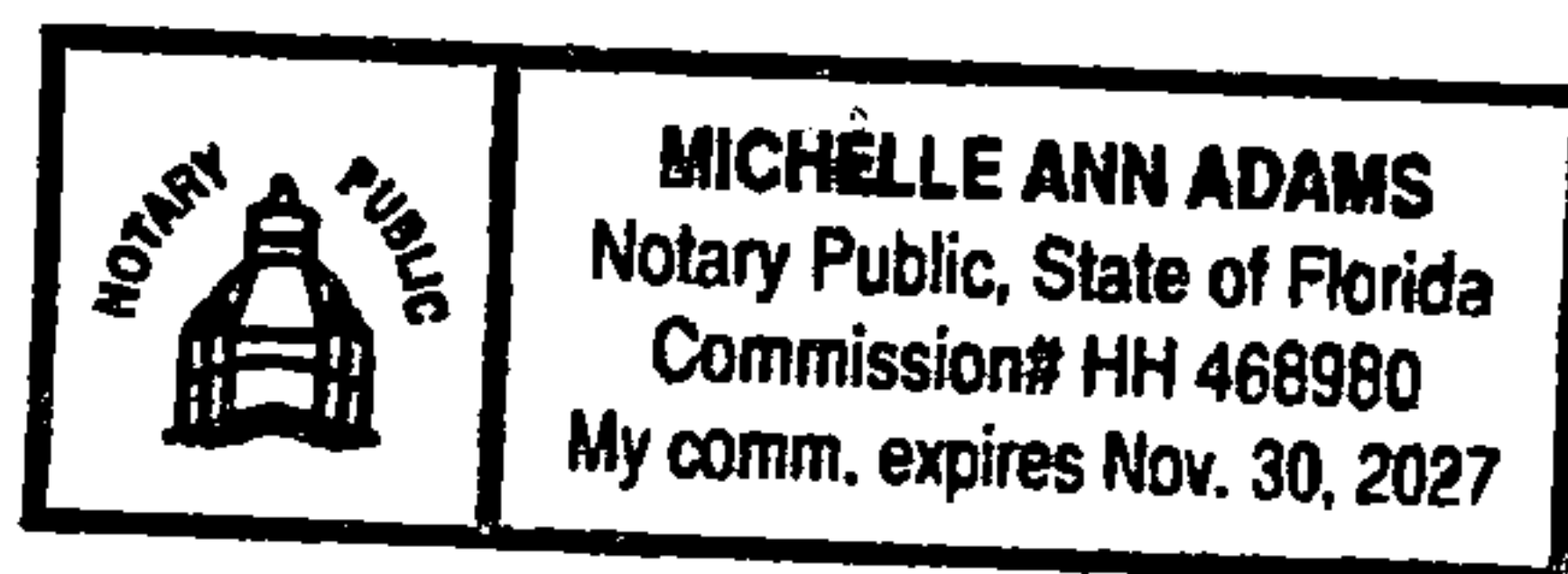
STATE OF FLORIDA)  
COUNTY OF Walton

I, the undersigned, a Notary Public, in and for said County and State, hereby certify that Heather Timbrook, 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 7th day of February, 2025.

Michelle Ann Adams  
NOTARY PUBLIC  
My Commission Expires: Nov. 30, 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,*

Grantor's Name Jeffrey A. Timbrook and  
Heather Timbrook

Grantee's Name Robert H.G. Waudby, Jr. and  
Gretchen Waudby

Mailing Address 65 Redbud Lane Unit 114  
Rose Mary Beach, FL 114

Mailing Address 7006 North Highfield Dr  
Birmingham, AL 35242

Property Address 7006 North Highfield Dr  
Birmingham, AL 35242

Date of Sale February 7, 2025

Total Purchase Price \$ 922,500.00

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/ Assessor's Appraised Value  
☐ Other – property tax redemption

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).

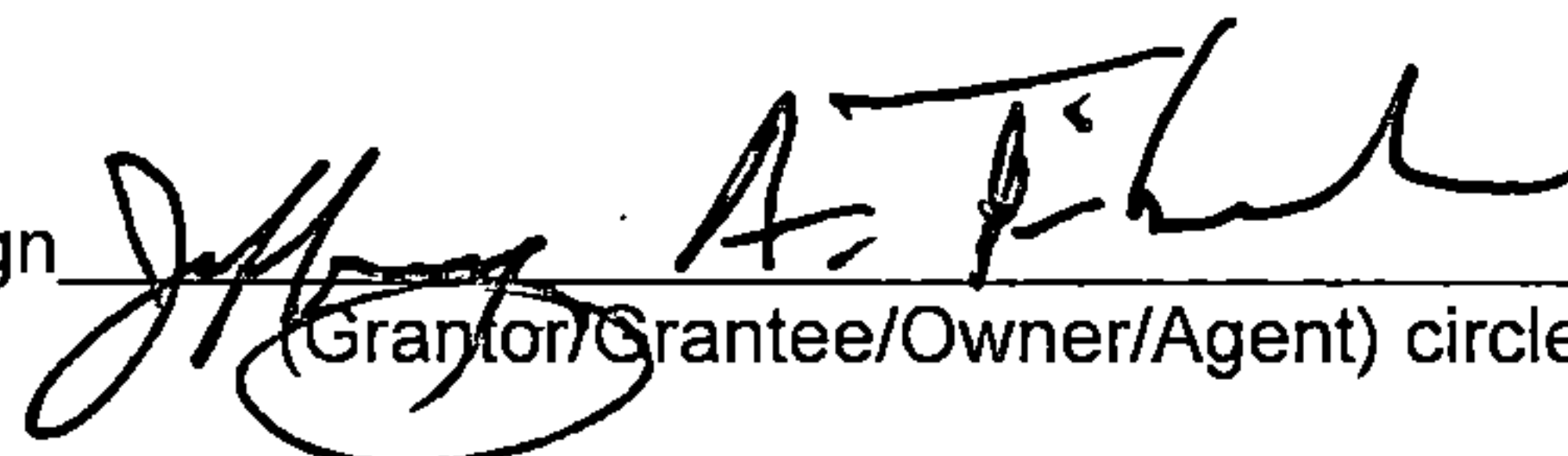
Date \_\_\_\_\_

Print Jeffrey A. Timbrook

\_\_\_\_\_  
Unattested

\_\_\_\_\_  
(verified by)

Sign



(Grantor/Grantee/Owner/Agent) circle one