

SEND TAX NOTICE TO:
Brad Alan Howell and Aimee Leanne
Brookes
505 Saint Lauren Way
Birmingham, Alabama 35242

This instrument was prepared by:
Edward Reisinger
Kudulis, Reisinger & Price, LLC
P. O. Box 653
Birmingham, AL 35201

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

STATE OF ALABAMA

KNOW ALL MEN BY THESE PRESENTS:

SHELBY COUNTY

That in consideration of **Four Hundred Seventy Five Thousand dollars & no cents (\$475,000.00)** To the undersigned **GRANTOR(S)** in hand paid by the **GRANTEE(S)** herein, the receipt whereof is acknowledged, **Steven Todd Baldwin and Mary Sue Baldwin, husband and wife** (herein referred to as **GRANTOR(S)**), do grant, bargain, sell and convey unto **Brad Alan Howell and Aimee Leanne Brookes** (herein referred to as **GRANTEE(S)**), as joint tenants, with right of survivorship, the following described real estate, situated in Shelby County, Alabama, to-wit:

Lot 49, according to the Survey of Greystone Village, Phase I, as recorded in Map Book 18 page 19, and re-recorded in Map Book 20 page 32 in the Probate Office, Shelby County, Alabama; being situated in Shelby County, Alabama.

\$375,000.00 of the purchase price is being paid by the proceeds of a first mortgage loan executed and recorded simultaneously herewith.

Subject to:

Taxes for the year 2025 and subsequent years

Easements, Restrictions, reservations, rights-of-way, limitations, covenants and conditions of record, if any

Mineral and mining rights, if any.

Building lines, right of ways, easements, restrictions, reservations and conditions, if any, as recorded in Plat/Map Book 18, page 19 and re-recorded in Map Book 20, Page 32.

Building setback line as shown by Restrictive Covenants recorded as Instrument No. 1994-12222. as amended.

Building setback lines and public easements, including 15 feet along the Southerly side of lot.

Transmission Line Permit(s) to Alabama Power Company as shown by instrument(s) recorded in Deed Book 109 page 501; Deed Book 109 page 500; Deed Book 109 page 505 A & B and Deed Book 239 page 214 in Probate Office.

Title to all minerals within and underlying the premises, together with all mining rights and other rights, privileges and immunities relating thereto, including rights set out in Deed Book 121 page 294, Deed Book 60 page 260 and Deed Book 4 pages 493 and 495 in Probate Office.

Rights of riparian owners in and to the use of Butterfly Lake as shown by the Restrictive Covenants in Probate Office.

Covenant releasing predecessor in title from any liability arising from sinkholes, limestone formations, soil conditions or any other known or unknown surface or subsurface conditions that may now or hereafter exist or occur or cause damage to subject property, as shown by instrument recorded in Map Book 18 page 9 in Probate Office.

Rights of others to the use of Hugh Daniel Drive as described in instrument recorded in Deed Book 301 page 799 in said Probate Office.

Covenant and Agreement for Water Service, as set out in agreement recorded in Real 235 page 574 and recorded as Instrument #1993-20840 in Probate Office.

Amended and Restated Restrictive Covenants as set out in instrument recorded in Real 265 page 96 in Probate Office.

Amended and Restated Greystone Village Declaration of Covenants, Conditions and Restrictions as set out as Instrument #1994-12222 and 1st Amendment by Instrument #1995-16397, with Articles of Incorporation of Greystone Village Homeowners as Instrument #1993-20847 in Probate Office.

Agreement between Daniel Oak Mountain Limited Partnership, an Alabama Limited Partnership and Shelby Cable, Inc. recorded in REAL 350 page 545 in Probate Office.

Easement Agreement between Daniel Oak Mountain Limited Partnership and School House Properties, an Alabama general partnership as set out in Instrument No. 1993-22440.

Sewer line easement recorded as Instrument #1995-4394 and Instrument #1995-5672 and Map Book 19 page 96 in the Probate Office of Shelby County, Alabama.

TO HAVE AND TO HOLD Unto the said **GRANTEES** as joint tenants, with right of survivorship, their heirs and assigns, forever; it being the intention of the parties to this conveyance, that (unless the joint tenancy hereby created is severed or terminated during the joint lives of the grantees herein) in the event one grantee herein survives the other, the entire interest in fee simple shall pass to the surviving grantee and if one does not survive the other, then the heirs and assigns of the grantees herein shall take as tenants in common.

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 persons.

IN WITNESS WHEREOF, GRANTOR(S) have hereunto set my (our) hand(s) and seal(s), **April 3, 2025**.

 (Seal)
Steven Todd Baldwin

 (Seal)
Mary Sue Baldwin

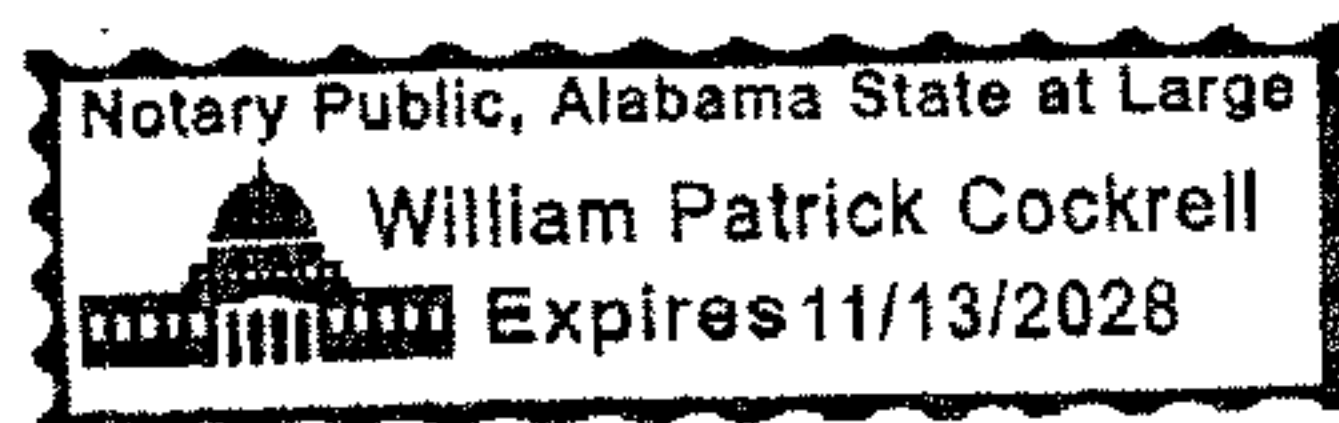
STATE OF ALABAMA

General Acknowledgement

JEFFERSON COUNTY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that **Steven Todd Baldwin and Mary Sue Baldwin, husband and wife**, 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 have/has executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 3rd day of April, 2025




Notary Public.

(Seal)

My Commission Expires: _____

Real Estate Sales Validation Form***This Document must be filled in accordance with Code of Alabama 1975, Section 40- 22-1 (h)***

Grantor's Name Steven Todd Baldwin and Mary Sue Baldwin

Grantee's Name Brad Alan Howell and Aimee Leanne Brookes

Mailing Address 248 Jefferson Place
Birmingham, Alabama 35242Mailing Address 505 Saint Lauren Way
Birmingham, Alabama 35242Property Address 505 Saint Lauren Way,
Birmingham, Alabama 35242Date of Sale 04/04/2025Total Purchase Price \$475,000.00

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 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 proeprty, both real and personal, being conveyed by the instrument offered for record. This may be evidenced by an appraisal conducted by a licensed appraisaer of the assessor's currency 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 responsibiliy of valuing proeprty 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 4.3.2025Print Brad Alan Howell☐ Unattested(verified by)

Sign

(Grantor/Grantee/Owner/Agent) circle one**Filed and Recorded****Official Public Records****Judge of Probate, Shelby County Alabama, County****Clerk****Shelby County, AL****04/04/2025 01:15:59 PM****\$128.00 JOANN****20250404000101720***Aimee S. Bayl*