

SEND TAX NOTICE TO:
Samuel J Barnett and Frances Delene
Barnett
3980 Guilford Road
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 **Three Hundred Twenty Five Thousand dollars & no cents (\$325,000.00)**

To the undersigned **GRANTOR(S)** in hand paid by the **GRANTEE(S)** herein, the receipt whereof is acknowledged,

Lori D. Varley nka Lori Grammer and Terry Grammer, wife and husband

(herein referred to as **GRANTOR(S)**), do grant, bargain, sell and convey unto

Samuel J Barnett and Frances Delene Barnett

(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 28, ACCORDING TO THE GREYSTONE FARMS GUILFORD PLACE, SECTOR 3, PHASE 3, AS RECORDED IN MAP BOOK 24, PAGE 27, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.

Lori D. Varley, the grantee recited in Instrument # 20160112000011820 is one and the same as Lori D. Grammer.

\$260,000.00 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 24, Page 27.

Covenants, conditions and restrictions (deleting therefrom, any restrictions indicating any preference, limitation or discrimination based on race, color, religion, sex, handicap, family status or national origin) as set forth in the document recorded in Instrument 1995-16401 and First Amendment recorded in Instrument 1996-1432; 2nd Amendment recorded in Instrument 1996-21440; 3rd Amendment recorded in Instrument 1997-2587; 4th Amendment recorded in Instrument 1998-10062 and 5th Amendment recorded in Instrument 1998-30335 in the Probate Office of Shelby County, Alabama.

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 Book 121, Page 294 and Deed Book 60, Page 260.

Easement(s) to Bellsouth Communications as recorded in Instrument 1995-7422.

Amended and restated restrictive covenants including building setback lines and septic provisions for dense buffer along Hugh Daniel Drive, all as set out in instrument recorded in Real 265, Page 96.

Shelby County Cable Agreement as recorded in Real 350, Page 545.

Covenants and Agreement for water service as set out in an Agreement recorded in Real Book 235, Page 574 as modified by Agreement recorded in instrument 1992-20786, as further modified by Agreement recorded as Instrument 1993-20840.

Right of Way from Daniel Oak Mountain Limited to Shelby County as recorded in Instrument 1994-21963.

Development Agreement between Daniel Oak Mountain Limited Partnership, Greystone Residential Association, Inc., Greystone Ridge, Inc. and United States Fidelity and Guaranty Company as Instrument 1994-22318, 1st Amendment recorded in Instrument 1996-530 and 2nd Amendment recorded in Instrument 1998-16170.

Greystone Farms Reciprocal Easement Agreement as recorded in Instrument 1995-16400.

Greystone Farms Community Center Property Declaration of Covenants, Conditions, Conditions and Restrictions as recorded in Instrument 1995-16403.

Release of damages, restrictions, modifications, covenants, conditions, rights, privileges, immunities, and limitations, as applicable, as set out in, and as referenced in deed(s) recorded in Instrument 1999-41522.

Covenants 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 Instrument 1999-41522.

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 21, 2025.

Lori D. Varley nka Lori Grammer (Seal)
Lori D. Varley nka Lori Grammer

Terry Grammer (Seal)
Terry Grammer

STATE OF ALABAMA

General Acknowledgement

JEFFERSON COUNTY

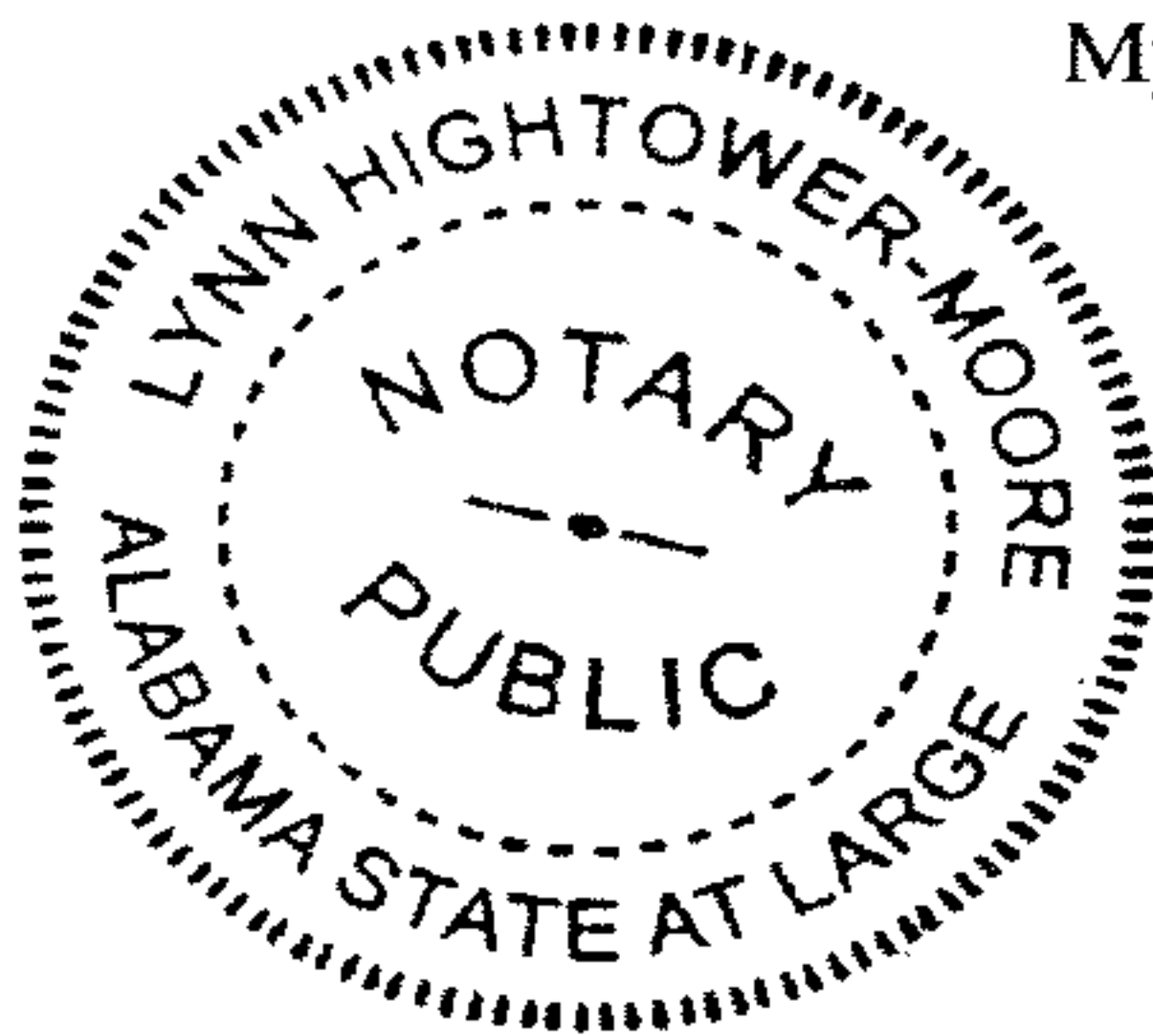
I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that **Lori D. Varley nka Lori Grammer and Terry Grammer, wife and husband**, whose name(s) is/are signed to the foregoing conveyance, and who is/are known to me, acknowledged before me on this day, that, being 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 21st day of April, 2025

[Signature]
Notary Public.

(Seal)

My Commission Expires: 12-22-25





Filed and Recorded
 Official Public Records
 Judge of Probate, Shelby County Alabama, County
 Clerk
 Shelby County, AL
 04/22/2025 08:33:19 AM
 \$96.00 PAYGE
 20250422000118600

Allen S. Bayl

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 Lori D. Varley nka Lori Grammer and Terry Grammer Grantee's Name Samuel J Barnett and Frances Delene Barnett

Mailing Address 2326 Fair View Dr
 Orange Park, Florida 32003
 Property Address 3980 Guilford Road,
 Birmingham, Alabama 35242

Mailing Address 3980 Guilford Road
 Birmingham, Alabama 35242
 Date of Sale 04/21/2025

Total Purchase Price \$325,000.00

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

X _____ Sales Contract

_____ Closing Statement

_____ Appraisal

_____ Other _____

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 curreny 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 4-21-2025

Print Samuel J Barnett

Unattested

(verified by)

Sign

(Grantor/Grantee/Owner/Agent) circle one