

**Prepared Without Review or Opinion of
Title By:**

Name: Michael L. Salad, Esquire
Address: 1125 Atlantic Avenue
Atlantic City, NJ 08401

After Recording Return To:

Name: Michael L. Salad, Esquire
Address: 1125 Atlantic Avenue
Atlantic City, NJ 08401

Space above this line for recorder's use only

GENERAL WARRANTY DEED

STATE OF ALABAMA

SHELBY COUNTY

KNOW ALL MEN BY THESE PRESENTS on February 12, 2025, that for and in consideration of the sum of One Dollar (\$1.00) and other good and valuable consideration in hand paid to Sharon F. Greer and Gary Donald Greer, residing at 320 Golden Meadows Place, Alabaster, Alabama 35007 (hereinafter known as the "Grantors"), the Grantors hereby grant, warrant, and convey to the Greer Family Trust, a revocable trust, Gary D. Greer and Sharon F. Greer, Co-Trustees, with an address of 320 Golden Meadows Place, Alabaster, Alabama 35007 (hereinafter known as the "Grantee") the following described real estate, situated in Shelby County, Alabama, to-wit:

LOT 41, GOLDEN MEADOWS, ACCORDING TO THE PLAT THEREOF,
RECORDED IN MAP BOOK 38, PAGE 80, AS RECORDED IN THE OFFICE
OF THE JUDGE OF PROBATE OF SHELBY COUNTY, ALABAMA.

Subject to the following:

1. easements, restrictive covenants, set back lines, limitations, rights of ways as shown by public records and ad valorem taxes as shown of record; and
2. mineral and mining rights if not owned by the Grantors.

Commonly known as 320 Golden Meadows Place, Alabaster, Alabama 35007

TOGETHER WITH all the rights, members, and appurtenances to the real estate in anywise appertaining or belonging thereto.

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 Grantee, its heirs and assigns forever.

The Grantors, on behalf of the Grantors and their respective heirs, executors and administrators, covenant with the Grantee, its heirs and assigns, that the Grantors are lawfully seized in fee simple of the above-referenced real property; that the real property is free from encumbrances, except those lawfully recorded and subject to taxes for the current tax year and subsequent tax years; that the Grantors have good right to sell and convey the real property as aforesaid; that the Grantors will, and the Grantors' respective heirs, executors and administrators shall warrant and defend the same to the Grantee and its heirs and assigns forever, against lawful claims of all persons.

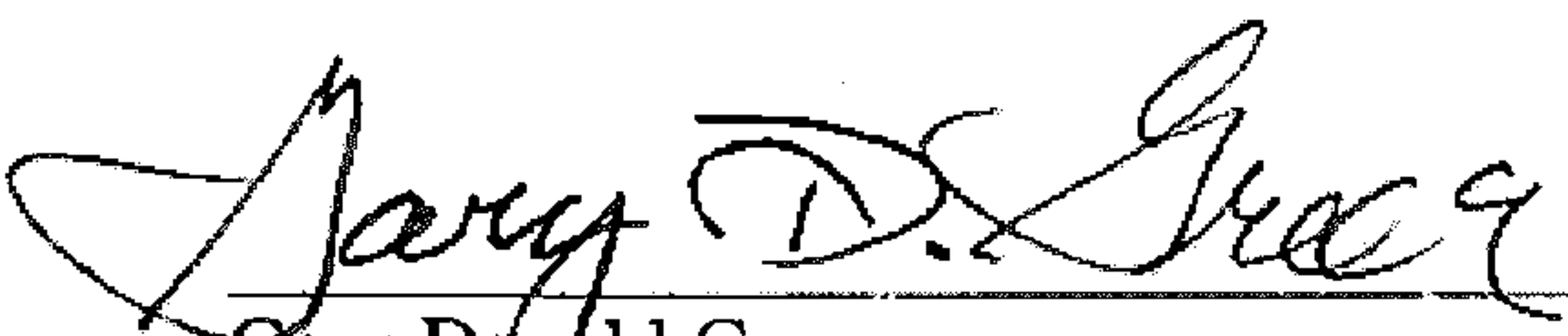
Being the same real property conveyed to Sharon F. Greer and Gary Donald Greer by Warranty Deed from Warren B. Steidinger, Jr., as Personal Representative of the Estate of Anne Smith Steidinger [Case No. PR-2023-001048], dated January 22, 2024, recorded on January 24, 2024, in Book 38, Pages 80-81, in the Official Public Records of Shelby County, Alabama under Instrument No. 20240124000018330.

[SIGNATURE PAGE FOLLOWS]

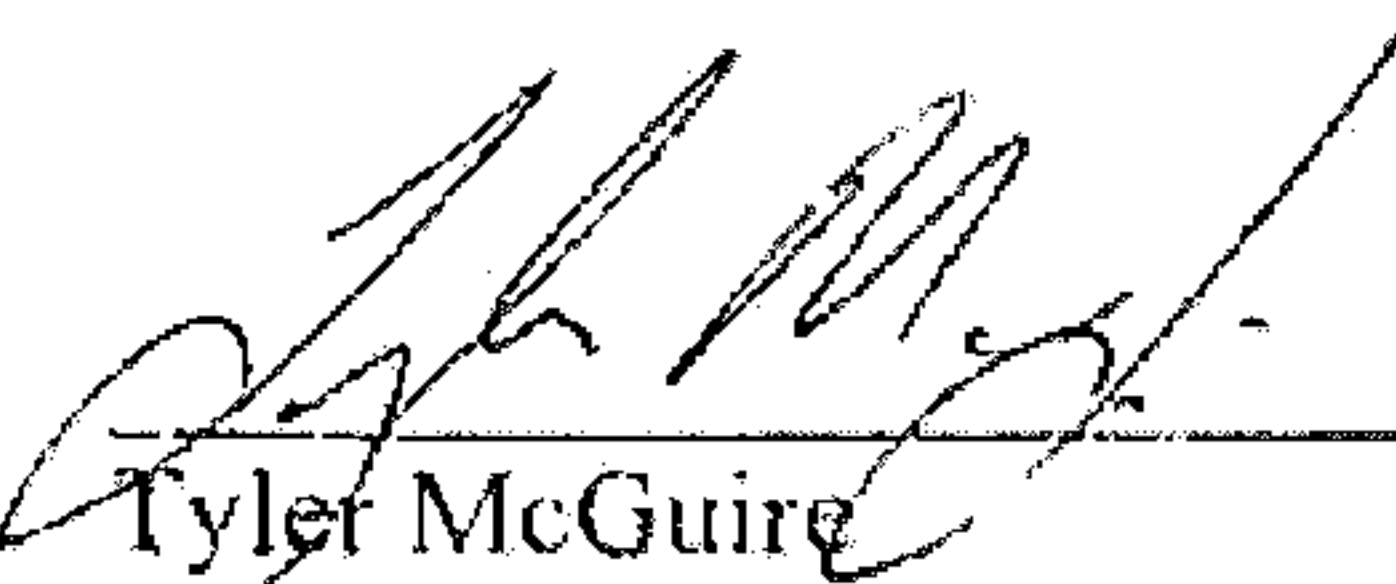
IN WITNESS WHEREOF, the Grantors executed and delivered this General Warranty Deed under seal as of the day and year first above written.

GRANTORS


Sharon F. Greer


Gary Donald Greer

Signed, sealed and delivered in the presence of:


Tyler McGuire
3900 Montclair Road, Suite 200
Birmingham, AL 35213


Christian Foster
3900 Montclair Road, Suite 200
Birmingham, AL 35213

STATE OF ALABAMA
COUNTY OF SHELBY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Sharon F. Greer, whose name is signed to the foregoing instrument, and who is known to me, acknowledged before me on this day that, being informed of the contents of the instrument, executed the same voluntarily on the day the same bears date.

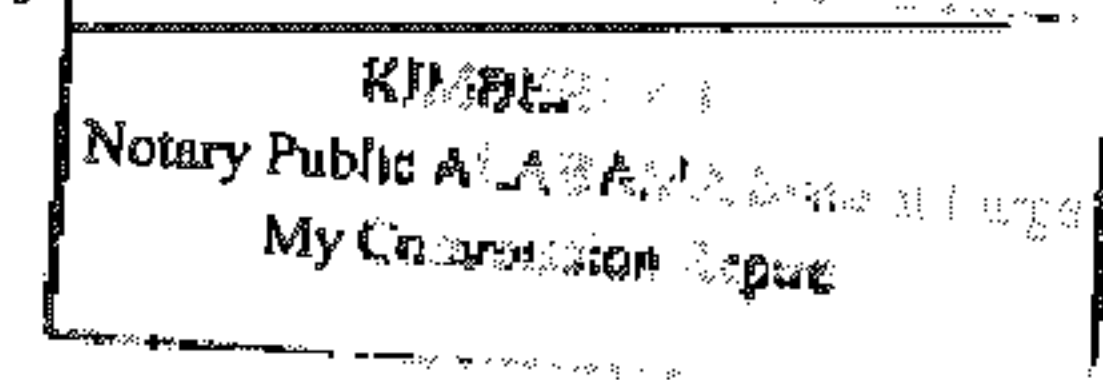
Given under my hand on February 12, 2025.

(SEAL)



Notary Public Signature

My Commission Expires: 6-15-2025

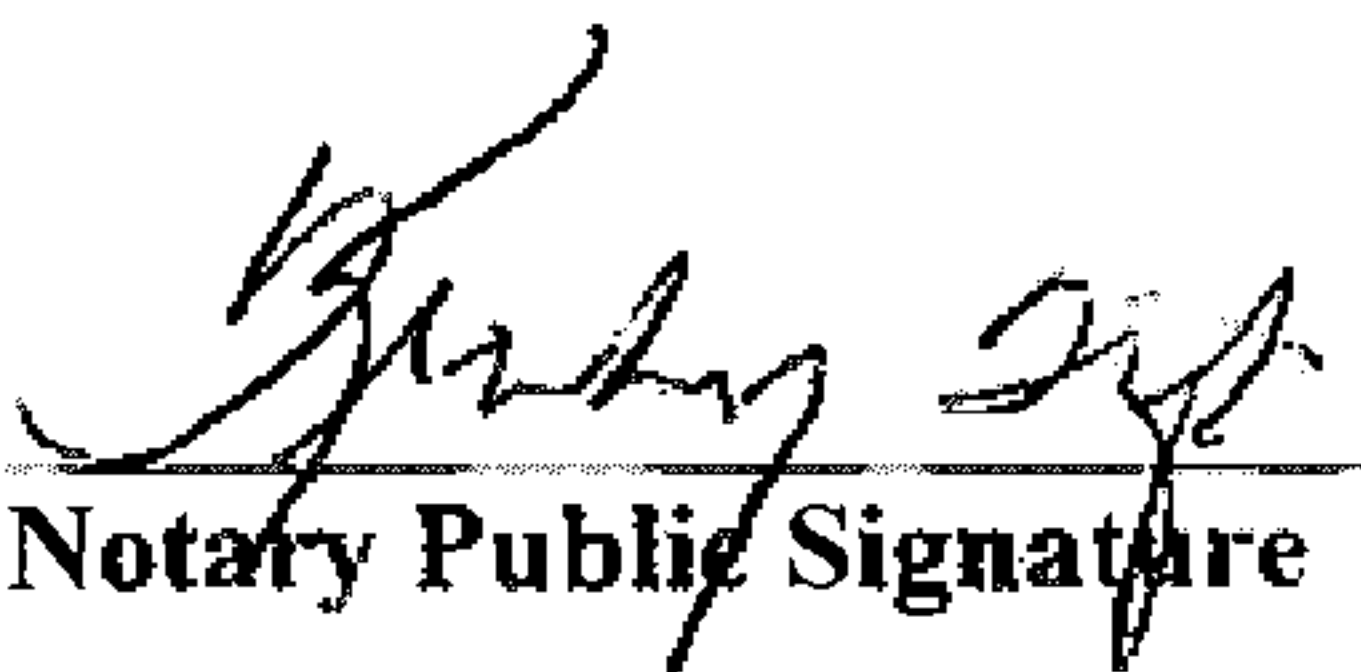


STATE OF ALABAMA
COUNTY OF SHELBY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Gary Donald Greer, whose name is signed to the foregoing instrument, and who is known to me, acknowledged before me on this day that, being informed of the contents of the instrument, executed the same voluntarily on the day the same bears date.

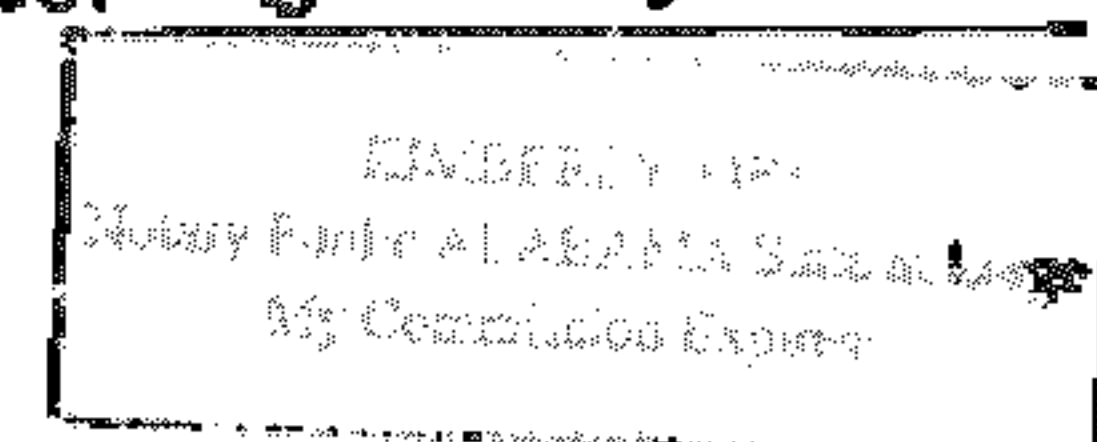
Given under my hand on February 12, 2025.

(SEAL)



Notary Public Signature

My Commission Expires: 6-15-2025





Filed and Recorded
 Official Public Records
 Judge of Probate, Shelby County Alabama, County
 Clerk
 Shelby County, AL
 04/24/2025 02:08:52 PM
 \$399.00 PAYGE
 20250424000122270

Aaron S. Bayle

Real Estate Sales Validation Form

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

Grantor's Name Sharon F. Greer and Gary Donald Greer
 Mailing Address 320 Golden Meadows Place
Alabaster, AL 35007

Grantee's Name Greer Family Trust, Gary D. Greer and
 Mailing Address Sharon F. Greer, Co-Trustees
320 Golden Meadows Place
Alabaster, AL 35007

Property Address 320 Golden Meadows Place
Alabaster, AL 35007

Date of Sale 02/12/2025
 Total Purchase Price \$

or
 Actual Value \$

or
 Assessor's Market Value \$ 363,600.00

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
☒ Other Assessor's Current Market Value

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 04/21/2025

Print Natalie C. Selig, on behalf of Michael L. Salad, Esquire

Unattested

Aaron Shmalo
 (verified by)

Sign

[Signature]
 (Grantor/Grantee/Owner/Agent) circle one

Aaron Shmalo

Form RT-1