

*This instrument prepared (without benefit
of a title search or survey) by:*

Sidney T. Philips, Esq.
Leitman, Siegal, & Payne, P.C.
1927 1st Avenue North, Suite 101
Birmingham, Alabama 35203

Send Tax Notice To:
Ellen T. Staner, trustee
Thomas A. Staner, Jr. trustee
1183 Greystone Crest
Hoover, AL 35242

STATE OF ALABAMA)

COUNTY OF SHELBY)

WARRANTY DEED

THIS WARRANTY DEED is executed and delivered this 1st day of October, 2025, by Ellen T. Staner and husband, Thomas A. Staner, Jr., with an address of 1183 Greystone Crest, Hoover, AL 35242, (hereinafter referred to as the “Grantor”) to Ellen T. Staner, trustee of the Ellen T. Staner 2025 Trust, with an address of 1183 Greystone Crest, Hoover, AL 35242 and to Thomas A. Staner, Jr., trustee of the Thomas A. Staner, Jr. 2025 Trust, with an address of 1183 Greystone Crest, Hoover, AL 35242 (hereinafter referred to as the “Grantees”).

KNOW ALL MEN BY THESE PRESENTS: That in consideration of the sum of Ten Dollars (\$10.00), in hand paid by Grantees to Grantor and other valuable consideration, the receipt and sufficiency of which are hereby acknowledged by Grantor, Grantor does by these presents grant, bargain, sell and convey unto Ellen T. Staner, trustee of the Ellen T. Staner 2025 Trust, with an address of 1183 Greystone Crest, Hoover, AL 35242 and to Thomas A. Staner, Jr., trustee of the Thomas A. Staner, Jr. 2025 Trust, with an address of 1183 Greystone Crest, Hoover, AL 35242, as tenants in common, that certain real property situated in Shelby County, State of Alabama, as more particularly described as follows (the “Property”):

Lot 17, according to the Amended Map, The Crest at Greystone, as recorded in Map Book 18, Page 17 A, B, C & D in the Office of the Judge of Probate of Shelby County, Alabama.

Property Address: 1183 Greystone Crest, Hoover, AL 35242

The Property is Grantor’s homestead.

TOGETHER WITH the non-exclusive easement to use the private roadways, Common Areas and Hugh Daniel Drive, all as more particularly described in The Crest at Greystone Declaration of Covenants, Conditions and Restrictions dated October 2, 1992 and recorded as Instrument No. 1992-22103 in the Probate Office of Shelby County, Alabama and all amendments thereto (which, together with all amendments thereto, is hereinafter collectively referred to as the “Declaration”). Capitalized terms not otherwise expressly defined herein shall have the same meanings given to them in the Declaration.

The Property is conveyed subject to the following:

1. The Property shall be used for single-family residential purposes only and any Dwelling built thereon shall contain a minimum of 4,000 square feet of Living Space, as defined in the Declaration.
2. The Property is subject to the building setback limitations specified in Sections 6.04 and 6.05 of the Declaration and the 30-foot Buffer Area along the front Lot line of the Property as set forth in Section 3.10 of the Declaration.
3. Ad valorem taxes due and payable October 1, 2025, and all subsequent years thereafter.
4. Fire district dues and library district assessments for the current year and all subsequent years thereafter.

5. Mining and mineral rights not owned by Grantor.
6. All applicable zoning ordinances.
7. The easements, restrictions, reservations, covenants, agreements and all other terms and provisions of the Declaration.
8. All easements, restrictions, reservations, agreements, rights-of-way, building setback lines and all other matters of record.

THE PREPARER HAS SERVED AS SCRIVENER ONLY AND HAS NOT EXAMINED TITLE OR SURVEY AND DOES NOT HEREBY GIVE AN OPINION WITH RESPECT TO THE PROPERTY DESCRIBED HEREIN.

TO HAVE AND TO HOLD, the same unto Ellen T. Staner, trustee of the Ellen T. Staner 2025 Trust, her successors and assigns, in fee simple.

We do for ourself, and for our heirs, executors and administrators, covenant with said Grantee, her successors and assigns, that we are lawfully seized in fee simple of said premises, that said premises are free from all encumbrances unless otherwise noted above, that we have a good right to sell and convey the same as aforesaid, and that we will and our heirs, executors, and administrators shall forever warrant and defend the same to the said Grantee, her successors and assigns forever, against the lawful claims of all persons.

Pursuant to Section 40-22-1, CODE OF ALABAMA, 1975, Grantor hereby certifies that (i) the information contained herein, i.e., the date of sale, the name and address of Grantor, the name and address of Grantee, and Property Address, are all true and correct, and (ii) the Property Value of \$2,229,400 can be verified by the Tax Assessor's Value.

IN WITNESS WHEREOF, the Grantor has caused this Warranty Deed to be executed as of the date first written above.



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
10/03/2025 09:40:15 AM
\$2256.50 PAYGE
20251003000305520

Allen S. Bayl

Ellen T. Staner
Ellen T. Staner

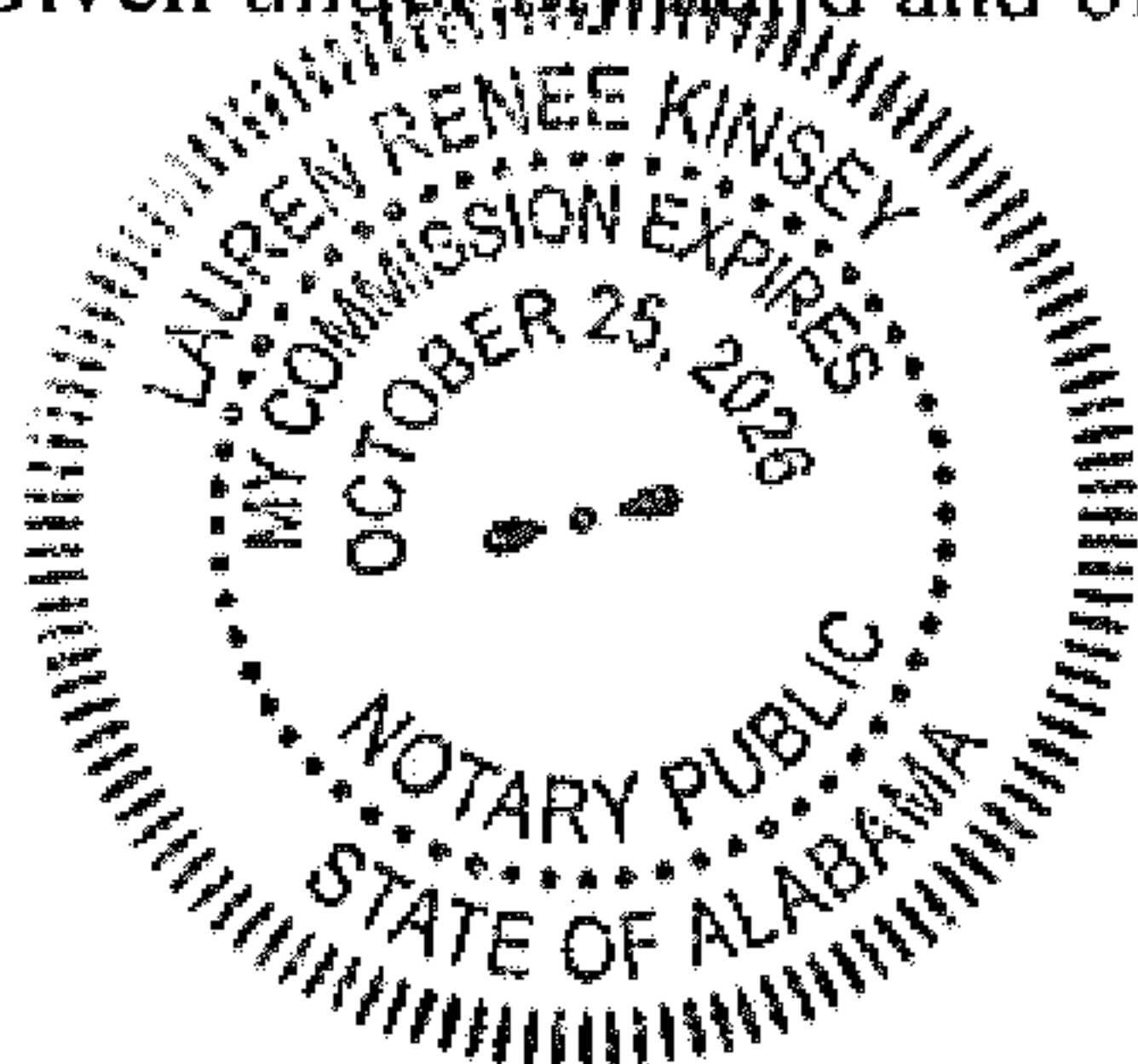
Thomas A. Staner Jr
Thomas A. Staner, Jr.

STATE OF ALABAMA)

JEFFERSON COUNTY)

I, the undersigned, a Notary Public in and for said County, in said State hereby certify that Ellen T. Staner and husband, Thomas A. Staner, Jr., whose names are signed to the foregoing conveyance, and who are known to me, acknowledged before me on this day, that, being informed of the contents of the conveyance, they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 15 day of October, 2025.



Lauren Kinsey
Notary Public
My Commission Expires: 10/25/26