

The property conveyed does constitute Homestead of both Grantors.

THIS INSTRUMENT PREPARED BY:
Glenn E. Estess, Jr., Esq.
Wallace, Jordan, Ratliff & Brandt, LLC
800 Shades Creek Parkway, Ste 400
Birmingham, Alabama 35209

SEND TAX NOTICE TO:
Thomas W. Bobo
1436 Legacy Drive
Birmingham, AL 35242

GRANTORS:
Names: **Thomas W. Bobo** and
Melissa Jo Bobo
Address: 1436 Legacy Drive
Birmingham, AL 35242

GRANTEES:
Names: **Thomas W. Bobo** and
Melissa Jo Bobo
Address: 1436 Legacy Drive
Birmingham, AL 35242

Tax Assessor's Property Value: \$1,270,590
Address of Property: 1436 Legacy Drive
Birmingham, AL 35242
Parcel I.D.: 03 6 14 3 003 036.000
Source of Title: 2020-0601000218530

QUIT CLAIM DEED

STATE OF ALABAMA)
SHELBY COUNTY)

TITLE NOT EXAMINED

KNOW ALL MEN BY THESE PRESENTS, That in consideration of the sum of Ten Dollar(s) (\$10) and other good and valuable consideration, in hand paid by Grantees, the receipt whereof being hereby acknowledged, **Thomas W. Bobo** and **Melissa Jo Bobo**, a married couple (the "Grantors"), as joint tenants with right of survivorship, do remise, release, quit claim and convey to **Thomas W. Bobo** and **Melissa Jo Bobo** (the "Grantees"), as tenants-in-common, all right, title, interest and claim in or to the real estate situated in Shelby County, Alabama, more particularly described as follows, to-wit:

Lot 866, According to the Survey of Greystone Legacy, 8th Sector, Phase 1, as recorded in Map Book 31, Page 14 A, B and C, in the Probate Office of Shelby County, Alabama.

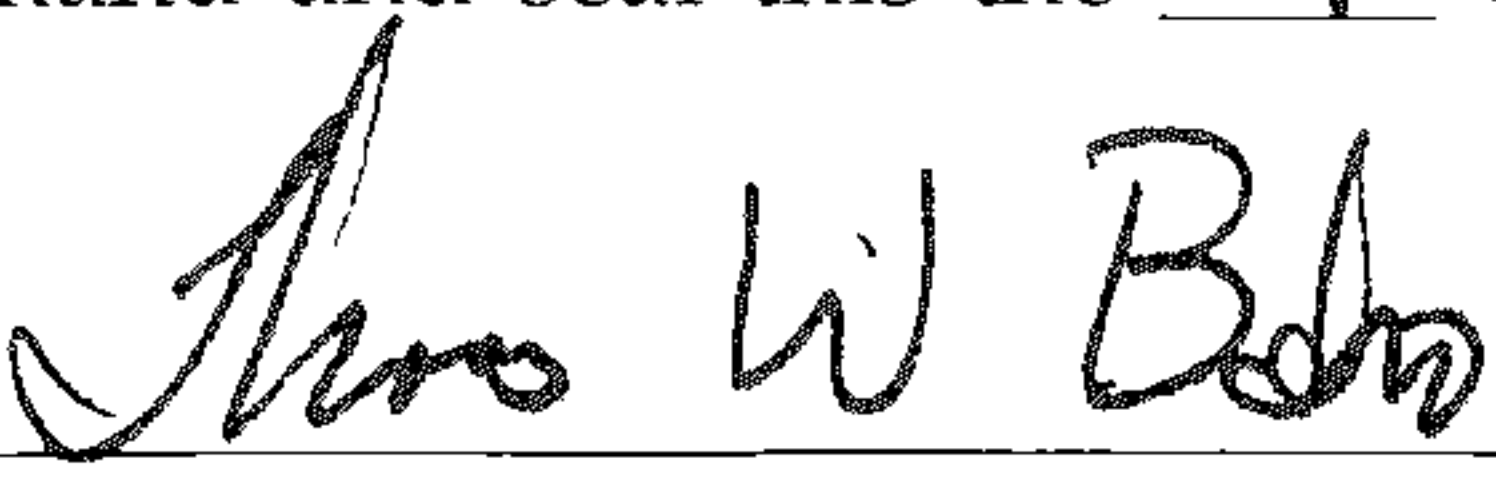
Subject to Ad valorem taxes due October, 2026, a lien, but not yet payable.
Subject to all easements, encumbrances, restrictions and rights of way of record, including but not limited to:

1. Restrictions, public utility easements, and building setback lines as shown on recorded map and survey of Greystone Legacy, 8th Sector, as recorded in Map Book 31, page 14 A, B and C, in the Probate Office of Shelby County, Alabama.

2. Minerals of whatsoever kind, subsurface and surface substances, including but not limited to coal, lignite, oil, gas, uranium, clay, rock, sand and gravel in, on, under and that may be produced from the Land, together with all rights, privileges, and immunities relating thereto, whether or not appearing in the Public Records, including those recorded in Book 261, page 463.
3. Covenant and Agreement for Water Service recorded in Real 235, page 574; with
4. Amendments recorded in Instrument #1992-20786 and Instrument #1993-20840.
5. Reciprocal Easement Agreement recorded in Instrument #2001-38396 and Instrument #20040102000001560.
6. Restrictions recorded in Instrument #1999-50995.
7. Articles of Incorporation of Greystone Legacy Homeowners' Association, Inc. recorded in Instrument #1999-50982 and Instrument #20061113000554900.
8. Declaration of Watershed Protective Covenants for Greystone Development recorded in Instrument #2000-17644; with assumption agreement recorded in Instrument #2000-20625 and amended in Instrument #2002-47637.
9. Release of damages as recorded in Instrument #20050218000080140.
10. Restrictive Covenants and Grant of Land Easement granted to Alabama Power Company recorded in Instrument #20040910000506340; Instrument #20040629000355360 and Instrument #20040910000506100

TO HAVE AND TO HOLD to the said Grantees, each owning an undivided fifty percent (50%) interest as tenants in common, their heirs, personal representatives, and assigns, forever.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this the 27 day of Feb, 2026.



 Thomas W. Bobo

VERIFICATION
 STATE OF ALABAMA - JEFFERSON COUNTY

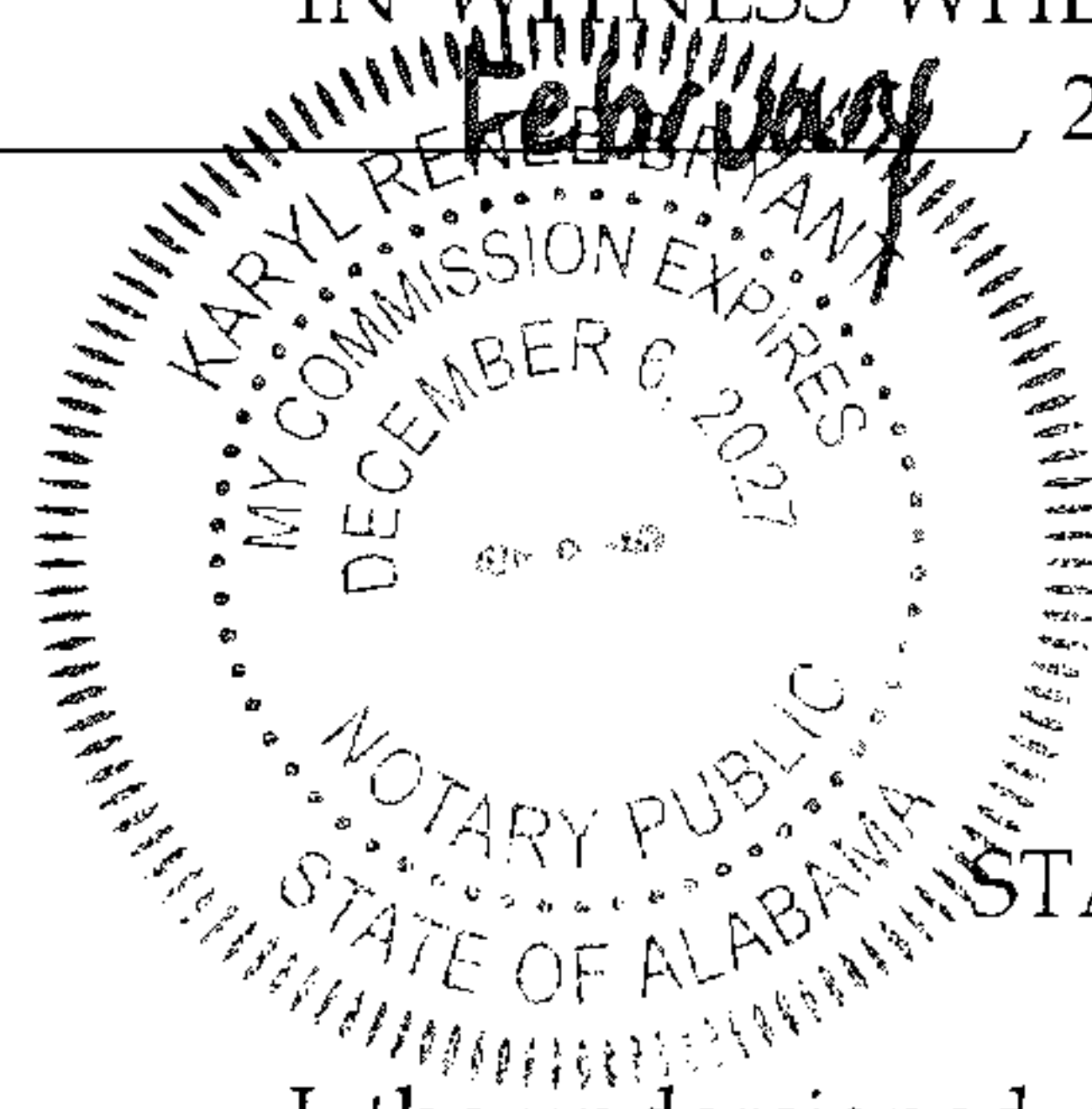
I, the undersigned, a Notary Public in and for said county, in said state, hereby certify that **Thomas W. Bobo**, whose name is signed to the foregoing instrument, and who is known to me, or provided a copy of his driver's license, acknowledged before me on this day that, being informed of the contents of said conveyance, he executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this the 27 day of Feb, 2026

Renee Bryant
NOTARY PUBLIC

{ SEAL }

IN WITNESS WHEREOF, I have hereunto set my hand and seal this the 27 day of February, 20 26.



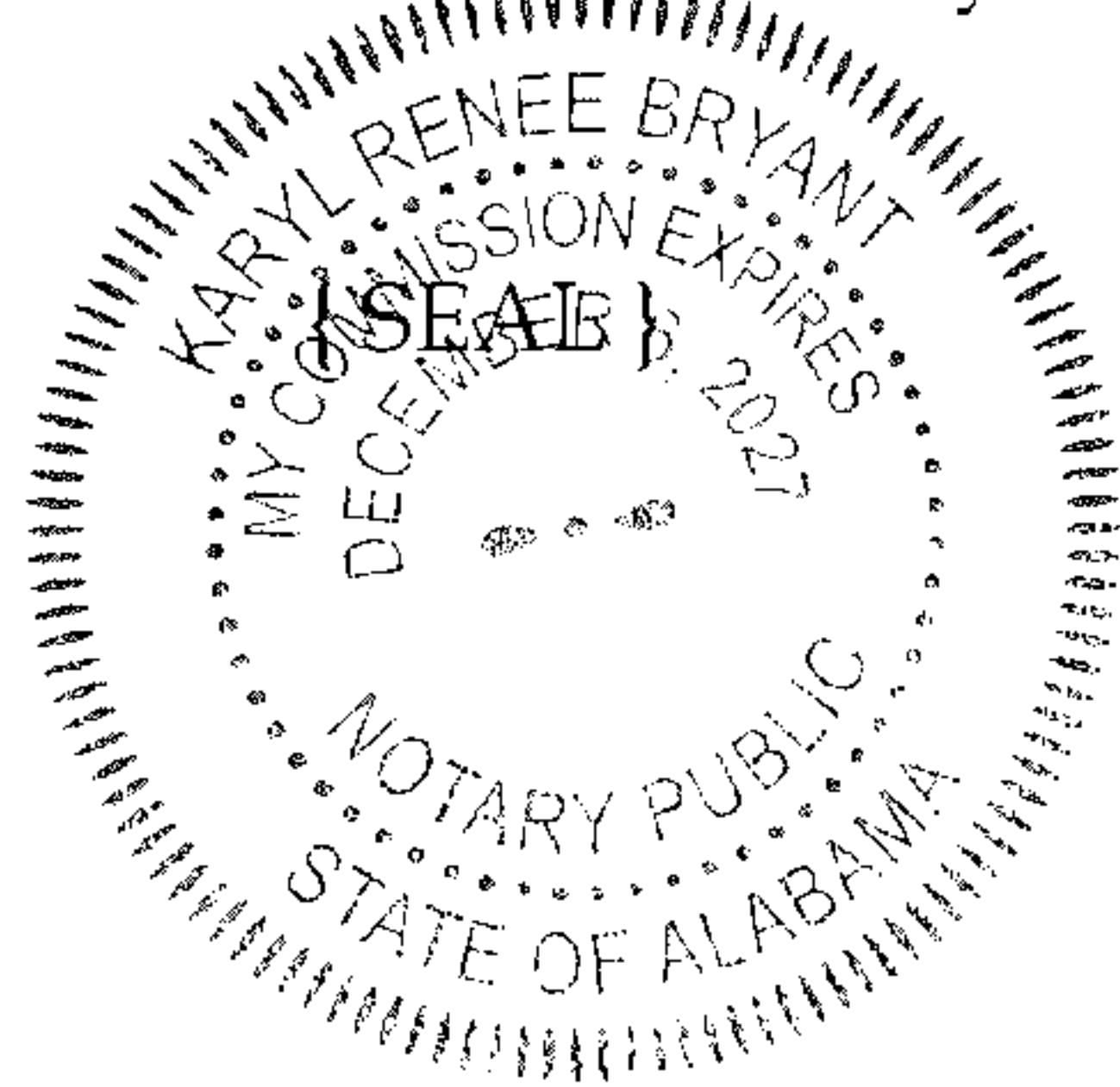
Melissa Jo Bobo
Melissa Jo Bobo

VERIFICATION

STATE OF ALABAMA - JEFFERSON COUNTY

I, the undersigned, a Notary Public in and for said county, in said state, hereby certify that **Melissa Jo Bobo**, whose name is signed to the foregoing instrument, and who is known to me, or provided a copy of her driver's license, acknowledged before me on this day that, being informed of the contents of said conveyance, she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this the 27 day of February, 20 26



Renee Bryant
NOTARY PUBLIC



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
02/27/2026 01:15:07 PM
\$1299.00 BRITTANI
20260227000056720

Allie S. Bayl