


This instrument is prepared by:
Sandy F. Johnson
3170 Highway 31 South
Pelham, AL 35124

SEND TAX NOTICE TO:
Paul E. Jensen and Laurie Jensen
7917 Roundelay Drive
New Port Richey, FL 34654

WARRANTY DEED


20120912000346950 1/2 \$34.50
Shelby Cnty Judge of Probate, AL
09/12/2012 03:46:42 PM FILED/CERT

STATE OF ALABAMA)

SHELBY COUNTY)

KNOW ALL MEN BY THESE PRESENTS, That in consideration of the sum of Nineteen Thousand Five Hundred And No/100 Dollars (\$19,500.00) paid by the grantee herein, the receipt of which is hereby acknowledged, I/we, Greenbriar, Ltd (hereinafter grantor, whether one or more), do grant, bargain, sell and convey unto Paul E. Jensen and Laurie Jensen (hereinafter Grantees), as joint tenants with rights of survivorship, all of my/our right, title and interest in the following described real estate, situated in Shelby County, Alabama.

Lot 71A, according to the Resurvey of Lots 69 through 71 Sterling Gate Sector 5, as same appears of record in the Office of the Judge of Probate, Shelby County, Alabama, in Map Book 47, Page 23.


Subject to current taxes, all matters of public record, including, but not limited to easements, restrictions of record, and other matters which may be viewed by observation.

TO HAVE AND TO HOLD unto the said Grantees as joint tenants, with rights of survivorship, their heirs and assigns, forever; it being the intention of the parties to this conveyance that (unless the joint tenancy 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.

Grantor does, for Grantor and for Grantor's heirs, executors and administrators covenant with the said Grantees as joint tenants, with rights of survivorship, their heirs executors and administrators, that Grantor is lawfully seized in fee simple of said premises; that it is free from all encumbrances, unless otherwise noted above; that Grantor has a good right to sell and convey the same as aforesaid; that Grantor will and Grantor's heirs, executors and administrators shall warrant and defend the same to the said Grantees, and their heirs, executors and administrators forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the undersigned have hereunto set our hands and seals on August 31, 2012.

Greenbriar, Ltd

BY: 
Mary F. Roensch, President
Farris Management Co., Inc as
Managing General Partner of Greenbriar, LTD.

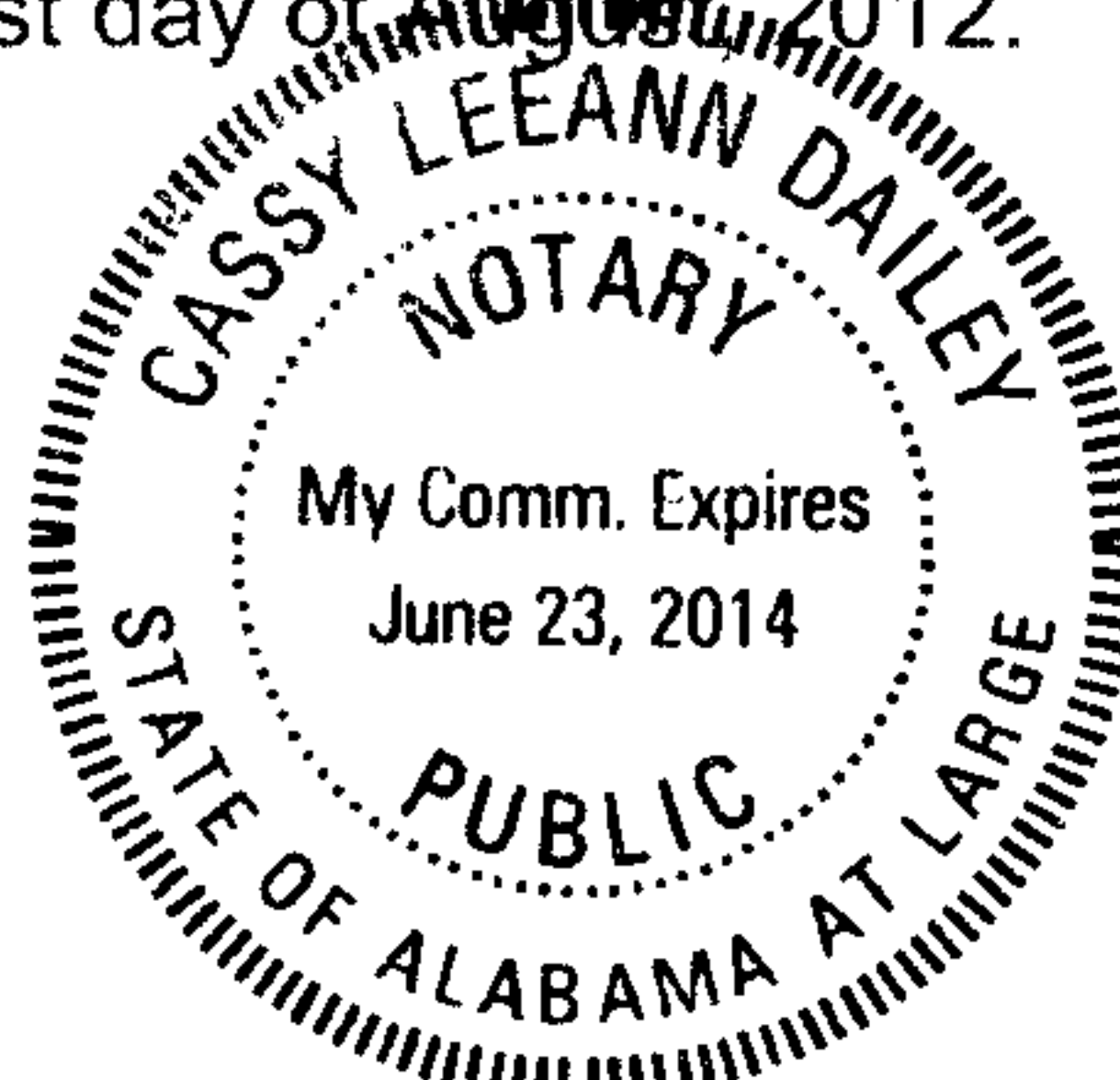
Shelby County, AL 09/12/2012
State of Alabama
Deed Tax: \$19.50

STATE OF ALABAMA)
SHELBY COUNTY)

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that Mary F. Roensch, President of Farris Management Co., Inc., as Managing General Partner of Greenbriar, Ltd., is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this day that, being informed of the contents of the conveyance, she, as such President and with full authority, executed the same voluntarily for and as the act of said LLC.

Given under my hand and official seal on the 31st day of August, 2012.


Notary Public
Commission Expires:



Real Estate Sales Validation Form

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


Grantor's Name Greenbriar, Ltd
Mailing Address 561 1st St N
Alabaster, AL 35007

Grantee's Name Paul E. Jensen and Laurie Jensen
Mailing Address 7917 Boundalay Drive
New Port Richey, FL 34654

Property Address 126 Sterling Park Drive
Alabaster, AL 35007

Date of Sale August 31st, 2012
Total Purchase Price \$ 19,500.00

or
Actual Value \$

or
Assessor's Market Value \$ 
20120912000346950 2/2 \$34.50
Shelby Cnty Judge of Probate, AL
09/12/2012 03:46:42 PM FILED/CERT

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

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 9/10/2012

Print Cassy LeeAnn Dailey

☐ Unattested

Sign Cassy LeeAnn Dailey
Grantor/Grantee/Owner/Agent circle one

(verified by)

Form RT-1