



20201110000515650 1/4 \$139.00
Shelby Cnty Judge of Probate, AL
11/10/2020 04:05:17 PM FILED/CERT

SEND TAX NOTICE TO:
Buford Leonard Green III & Karen T. Green
1818 Tecumseh Cir. Pelham, Al, 35124

This Instrument was prepared by:
Brian Busenlehner
356 Deerfield Rd. Pell City, Al 35125

WARRANTY DEED

STATE OF ALABAMA
SHELBY COUNTY

Know all men by these presents, that in consideration of ZERO DOLLARS to the undersigned grantor in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, I, Buford Leonard Green III (herein referred to as GRANTORS) do grant, bargain, sell and convey unto Buford Leonard Green III and wife Karen Thomas Green ~~as~~ *BSG* joint tenants in common and with rights of survivor-ship (herein referred to as GRANTEES), the following described real estate situated in Shelby County, Alabama, to wit:

Lot 2, Block 1 according to Wooddale, First Sector as recorded in Map Book 5, Page 91, in the Probate Office of Shelby County , Alabama.

Subject to all easements, liens, right of way, and other matters of record in the Probate Office of Shelby County, Alabama, together with any deficiencies in quantity of land, discrepancies as to boundary lines, overlaps, etc., which would be disclosed by a true and accurate survey of the property conveyed herein.

TO HAVE AND TO HOLD Unto the said GRANTEES, his her or their heirs and assigns forever.

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 person.

IN WITNESS WHEREOF, we have hereunto set our hands and seals, this 28th
day of Sept, 2020.

WITNESS:

Connie Morrison

B. J. Green

Karen T. Green

my commission expires
9/08/2021



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STATE OF ALABAMA)
COUNTY OF JEFFERSON)

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that BUFORD & KAREN GREEN whose names are 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, they, executed the same voluntarily on the day the same bears date.

Given under my hand this 28th day of Sept, 2020.

Constance Millican

Notary Public

My Commission Expires: 9/08/2021



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Real Estate Sales Validation Form

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

Grantor's Name BUFORD LEONARD GREEN III
Mailing Address 1818 TECUMSEH CIR
PELHAM AL 35124

Grantee's Name KAREN T GREEN
Mailing Address 1818 TECUMSEH CIR
PELHAM AL 35124

Property Address 1818 TECUMSEH CIR
PELHAM AL 35124

Date of Sale _____
Total Purchase Price \$ _____
or
Actual Value \$ _____
or
Assessor's Market Value \$ 215200

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 Appraisal
 Sales Contract Other 1/2 VALUE EQUALS 107600
 Closing Statement

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 11/10/2020

Print BUFORD LEONARD GREEN III

Unattested
(verified by)

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

Shelby County, AL 11/10/2020
State of Alabama
Deed Tax: \$108.00



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