

This Instrument was Prepared by:
Stuart J. Garner
Stuart J. Garner, LLC
1400 Urban Center Drive
Suite 470
Vestavia Hills, AL 35242
File No.: 2020368

Send Tax Notice To: Michael W. Gyengo
Sybil Glenos Gyengo
2004 Woodsorrel Drive
Birmingham, AL 35244

WARRANTY DEED JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR

State of Alabama

} Know All Men by These Presents:

County of Shelby

That in consideration of the sum of **Four Hundred Five Thousand Dollars and No Cents (\$405,000.00)** to the undersigned Grantor (whether one or more), in hand paid by the Grantee herein, the receipt whereof is acknowledged, I or we, **Jeffrey Brian Duncan and Amy Lynn Christy-Duncan, Husband and Wife**, (herein referred to as Grantor, whether one or more), grant, bargain, sell and convey unto **Michael W. Gyengo and Sybil Glenos Gyengo**, (herein referred to as Grantee, whether one or more), the following described real estate, situated in Shelby, County, Alabama, **the address of which is 2004 Woodsorrel Drive, Birmingham, AL 35244**; to wit;

LOT 14, ACCORDING TO THE AMENDED MAP OF RIVERCHASE WEST, AS RECORDED IN MAP BOOK 7, PAGE 150, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.

Subject To:

1. **Property Taxes for 2021, and subsequent years.**
2. **Minerals and mining rights not owned by Grantor.**
3. **Covenants, Conditions and Restrictions, Book 14, Page 460 and Book 15, Page 702-703**

\$360,000.00 of the purchase price of the above described property was financed with the proceeds of a mortgage loan closed simultaneously herewith.


TO HAVE AND TO HOLD to the said Grantees for and during their joint lives and upon the death of either of them, then to the survivor of them in fee simple, and to the heirs and assigns of such survivor forever, together with every contingent remainder and right of reversion.

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, I (we) have hereunto set my (our) hand(s) and seal(s) this the 4th day of December, 2020.



Jeffrey Brian Duncan



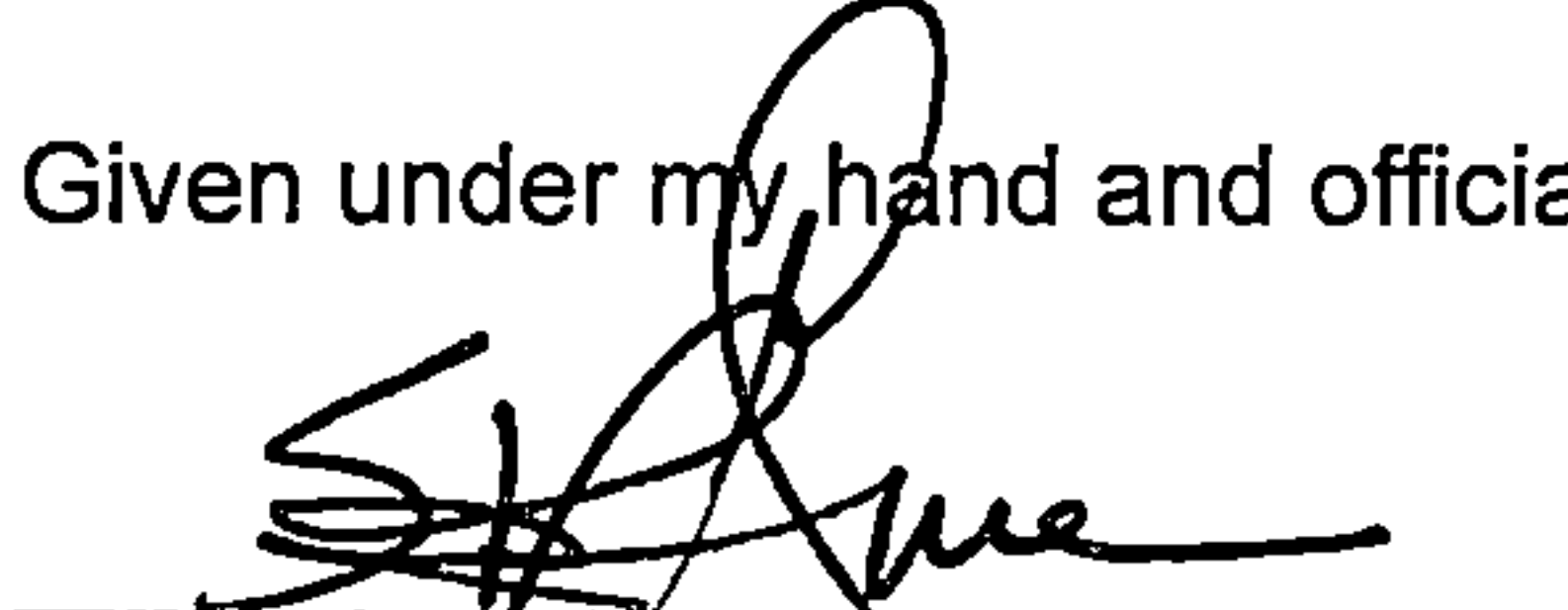
Amy Lynn Christy-Duncan

State of Alabama

County of Jefferson

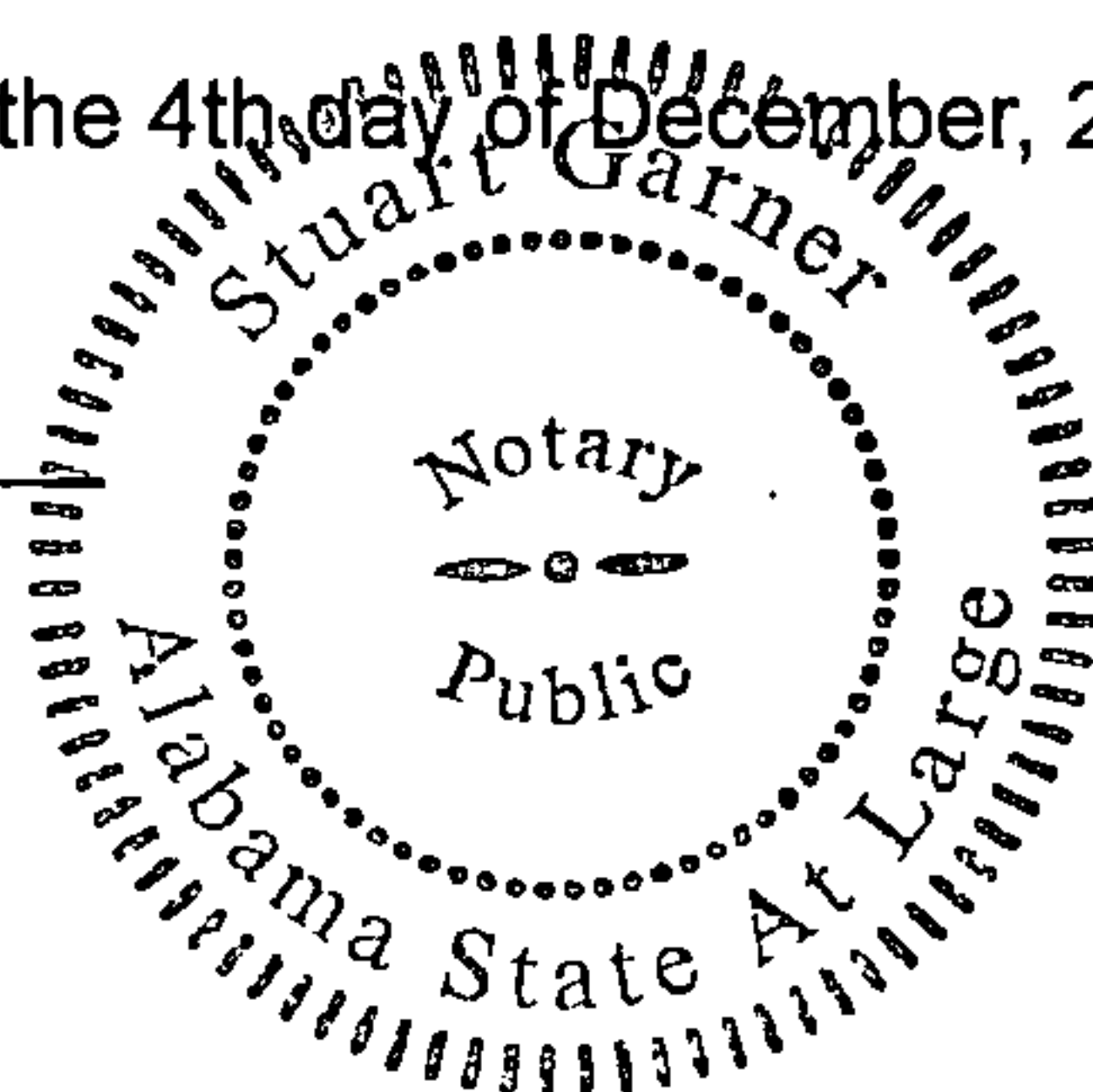
I, Stuart J. Garner, a Notary Public in and for the said County in said State, hereby certify that Jeffrey Brian Duncan and Amy Lynn Christy-Duncan, whose name(s) is/are signed to the foregoing conveyance, and who is/are known to me, acknowledged before me on this day that, being informed of the contents of the conveyance he/she/they executed the same voluntarily on the day the same bears date.


Given under my hand and official seal this the 4th day of December, 2020.



Notary Public, State of Alabama
Stuart J. Garner

My Commission Expires: August 19, 2021




20201218000582490 1/2 \$430.00
Shelby Cnty Judge of Probate, AL
12/18/2020 01:18:23 PM FILED/CERT

Shelby County, AL 12/18/2020
State of Alabama
Deed Tax: \$405.00

Real Estate Sales Validation Form

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

Grantor's Name	Jeffrey Brian Duncan	Grantee's Name	Michael W. Gyengo
	Amy Lynn Christy-Duncan		Sybil Glenos Gyengo
Mailing Address		Mailing Address	2004 Woodsorrel Drive
	, AL		Birmingham, AL 35244
Property Address	2004 Woodsorrel Drive	Date of Sale	December 04, 2020
	Birmingham, AL 35244	Total Purchase Price	\$405,000.00
		or	
		Actual Value	
		or	
		Assessor's Market Value	

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)

<input type="checkbox"/> Bill of Sale	<input type="checkbox"/> Appraisal
<input checked="" type="checkbox"/> Sales Contract	<input type="checkbox"/> Other
<input checked="" type="checkbox"/> 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.

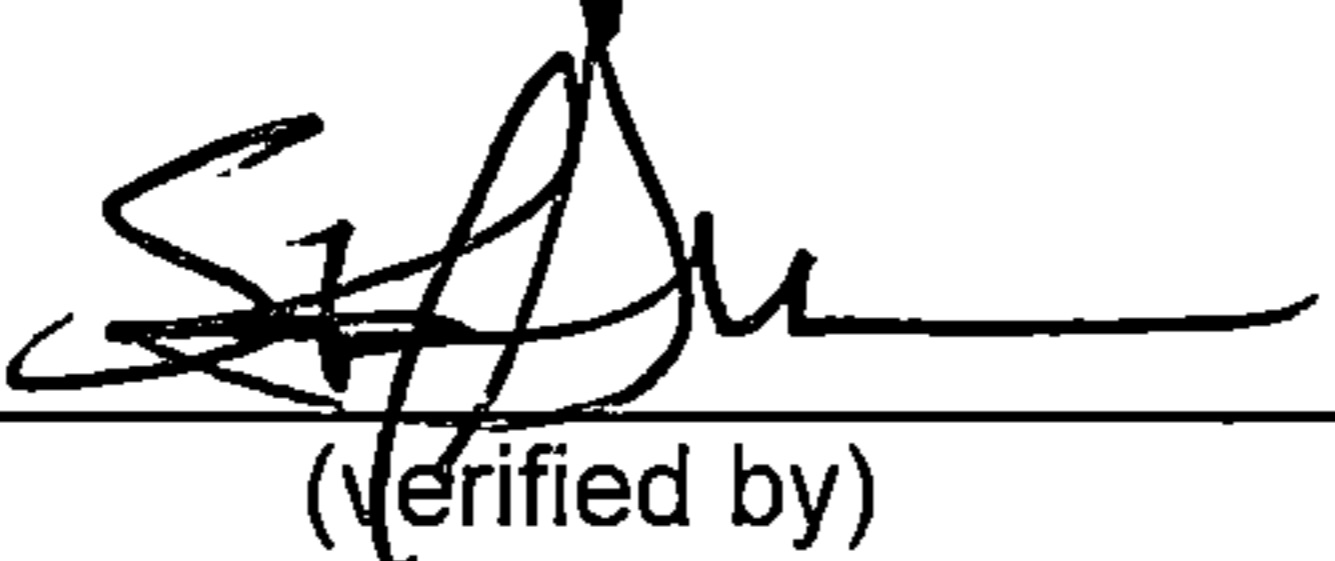

Date of Sale - the date on which interest to the property was conveyed.

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 of 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	December 03, 2020	Print	Jeffrey Brian Duncan
<input type="checkbox"/> Unattested	 (verified by)	Sign	 (Grantor/Grantee/Owner/Agent) circle one

20201218000582490 2/2 \$430.00
Shelby Cnty Judge of Probate, AL
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