

20210219000084350  
02/19/2021 08:38:16 AM  
DEEDS 1/3

Send tax notice to:  
John Timothy Lenoir  
Marjorie Lenoir  
1483 Laurens Street  
Birmingham, AL 35242

This instrument was prepared by:  
Justin Smitherman, Esq.  
173 Tucker Road  
Suite 201  
Helena, AL 35080

## **WARRANTY DEED (JOINT TENANTS WITH RIGHT OF SURVIVORSHIP)**

STATE OF ALABAMA                    )  
COUNTY OF SHELBY                )

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of **One Hundred Fifty-Eight Thousand Fifty and 00/100 Dollars (\$158,050.00)** to the undersigned grantors (whether one or more), in hand paid by the grantees herein, the receipt whereof is acknowledged, we, **John Timothy Lenoir and Marjorie Lenoir, husband and wife** (herein referred to as grantors, whether one or more), do hereby grant, bargain, sell and convey unto **John Timothy Lenoir and Marjorie Lenoir** (herein referred to as grantees), as joint tenants with right of survivorship, the following described real estate, situated in Shelby County, Alabama, to-wit:

**Lot 15A, according to the Final Plat of the Residential Subdivision Beaumont Phase 5, Resurvey of Lots 1-31, as recorded in Map Book 40, Page 5 in the Probate Office of Shelby County, Alabama.**

Subject to:

Taxes for the year 2021 and all subsequent years.

Existing easements, encroachments, encumbrances, restrictions, covenants, conditions, permits, agreements, rights of way, building lines, and limitations, if any, of record.

Marjorie Lenoir is one and the same as Marjorie F. Best, the grantee in that certain Deed as recorded in Instrument No. 20101026000378710, in the Probate Office of Shelby County, Alabama.

A mortgage in the amount of \$233,000.00 was filed in Instrument #20210218000084110.

TO HAVE AND TO HOLD to the said grantees, as joint tenants with right of survivorship, their heirs and assigns forever; it being the intention of the parties to this conveyance, that (unless the joint tenancy hereby 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 grantee does not survive the other, then the heirs and assigns of the grantees herein shall take as tenants in common.

And we do for ourselves and for our heirs, executors, and administrators, covenant with the said grantees, their heirs and assigns, that we are lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that we have a good right to sell and convey the same as aforesaid; that we will and 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 persons.

IN WITNESS WHEREOF, we have hereunto set our hands and seals, this 12<sup>th</sup> day of FEBRUARY, 2021.

  
John Timothy Lenoir


  
Marjorie Lenoir

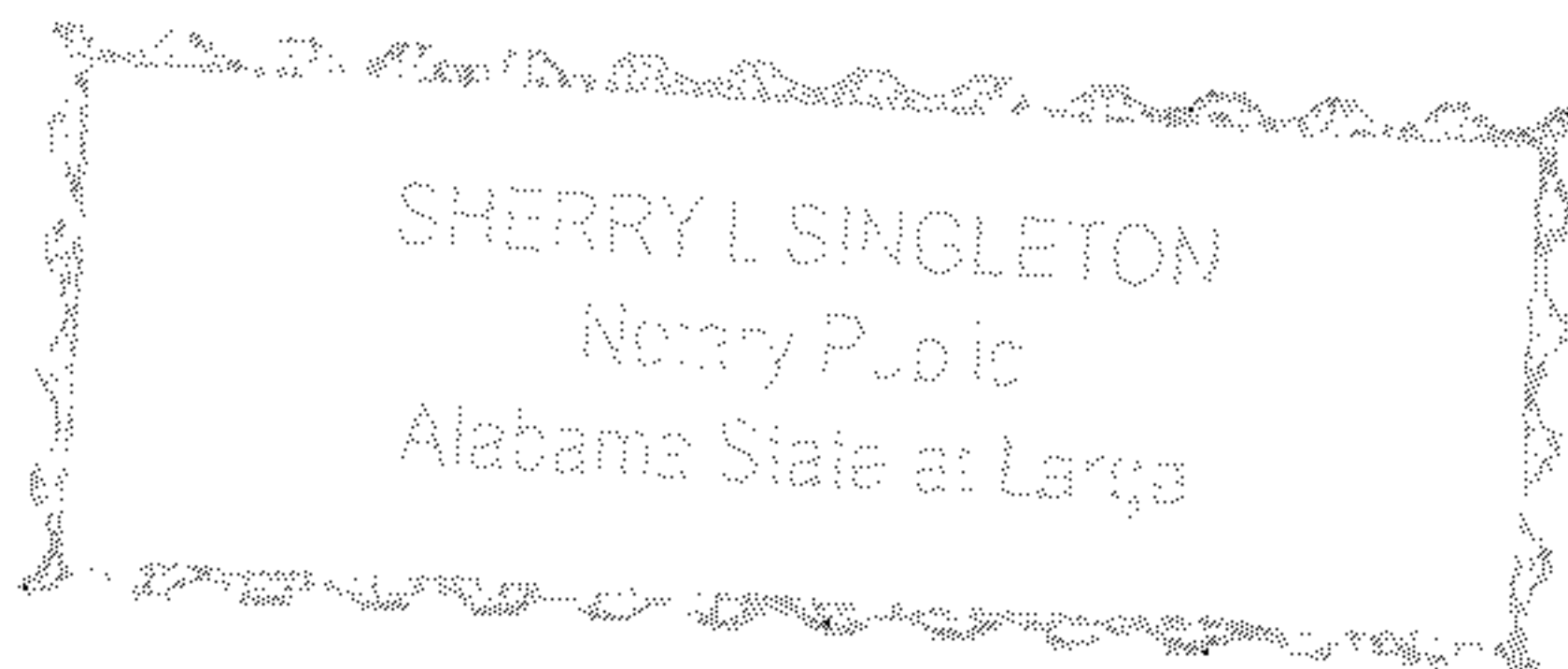
#### ACKNOWLEDGEMENT

STATE OF ALABAMA                     )  
COUNTY OF JEFFERSON             )

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that **John Timothy Lenoir and Marjorie Lenoir** whose names are signed to the foregoing conveyance and who are known to me, acknowledged before me on this date, 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 12<sup>th</sup> day of FEBRUARY, 2021.

  
NOTARY PUBLIC  
My Commission Expires:



My Commission Expires  
March 22, 2022

**Real Estate Sales Validation Form***This Document must be filed in accordance with Code of Alabama 1975, Section 40-22-1*

Grantor's Name Marjorie Lenoir  
 Mailing Address 1483 Laurens St  
Birmingham, AL 35242  
 Property Address 1483 Laurens St  
Birmingham, AL 35242

Grantee's Name John Timothy Lenoir and Marjorie Lenoir  
 Mailing Address 1483 Laurens St  
Birmingham, AL 35242  
 Date of Sale February 12, 2021  
 Total Purchase Price \$158,050.00  
 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)

☐ Bill of Sale ☐ Appraisal  
☐ Sales Contract ☐ Other: \_\_\_\_\_  
☒ 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 2/12/2021 Print Sherry Singleton

☐ Unattested \_\_\_\_\_ Sign Sherry Singleton  
 (Grantor/Grantee/ Owner/Agent) circle one



(verified by)  
 Filed and Recorded  
 Official Public Records  
 Judge of Probate, Shelby County Alabama, County  
 Clerk  
 Shelby County, AL  
 02/19/2021 08:38:16 AM  
 \$29.00 JESSICA  
 20210219000084350

*Allen S. Bayl*