



20240426000121710 1/3 \$233.50
Shelby Cnty Judge of Probate, AL
04/26/2024 09:21:06 AM FILED/CERT

STATE OF ALABAMA

SHELBY COUNTY

GENERAL WARRANTY DEED

Reservation of Life Estate

PREPARED BY: Robert D. Greene P. O. Box 463 Vincent, AL 35178

RETURN RECORDED DEED TO: Robert Todd Greene 5099 English Turn Birmingham, AL 35242

SEND TAX NOTICE TO: Robert Todd Greene 5099 English Turn Birmingham, AL 35242

KNOW ALL MEN BY THESE PRESENTS, THAT for and in consideration of the sum of Ten Dollars (\$10.00) and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, Robert D. Greene and Judy D. Greene, husband and wife, with an address of 75 Green Acres Drive, Harpersville, Alabama 35078 (collectively, the "Grantors"), hereby grant, bargain, sell, and convey unto to Robert Todd Greene, a married man, with an address of 5099 English Turn, Birmingham, Alabama 35242 and Toby Lyn Greene, a married man, with an address of 122 S Roberta Ave., Dothan, Alabama 36103, each with equal interests as tenants in common (collectively, the "Grantees, "), **reserving unto Grantor, Robert D. Greene (the "Life Tenant"), a life estate** in the real property located in Shelby County, Alabama, described as follows (the "Property"):

Current Parcel # 17 1 01 0 000 032

A Parcel of Approximately 1.06 Acres in the Southeast Quarter of the Northwest Quarter of Section 1, Township 20 Range 2 East in East Shelby County and More particularly described as follows: Commence at an existing spike at the Northwest corner of said Quarter-Quarter Section and run South 00°44'20" West along the West line of the said Quarter-Quarter Section for 884.11 feet, then South 61°20'05" East for 457.73 feet to a 5/8" rebar, then South 61°17'55" East for 96.13 feet to a 5/8" rebar, then South 02°25'10" East for 130.76 feet to a 5/8" rebar, then North 83°57'15" East for 25.12 feet to a 5/8" rebar, then North 00°24'10" West for 114.98 feet to a 5/8" rebar, then South 82°37'50" East for 68.17 feet to a 5/8" spike, then North 07°22'10" East for 243.33 feet to a 5/8" rebar, then North 83°48'00" West for 158.10 feet to a 5/8" rebar, then South 44°07'30" West for 74.74 feet to a 5/8" rebar, then South 00° 23'50" East for 136.70 feet to the point of beginning.

Shelby County, AL 04/26/2024
State of Alabama
Deed Tax: \$204.50



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TO HAVE AND TO HOLD, together with all and singular appurtenances thereunto belonging or in anywise appertaining, and all the estate, right, title, lien, interest, and claim whatsoever of Grantors, either in law or equity, to the proper use, benefit, and behalf of the Life Tenant for the natural lives of the Life Tenant, with the remainder in Grantees and Grantees' successors and assigns, forever.

The Property is the homestead of Grantors and will remain the homestead of the Grantors. The purpose of this General Warranty Deed is to create a life estate in the Life Tenants with the remainder in the Grantees.

There is no new consideration for this General Warranty Deed. This deed is intended to constitute a general warranty deed. Grantors do, individually and for the heirs, executors, and administrators of Grantors, covenant with the Grantees and the heirs and assigns of the Grantees that Grantors are lawfully seized in fee simple of the Property; that the Property is free from all encumbrances except as to reservations and exceptions described herein; that the Grantors have a good right to sell and convey the Property; that the Grantors and the heirs, executors, and administrators of the Grantors shall warrant and defend the Property to the Grantees and the heirs and assigns of the Grantees forever, against the lawful claims of all persons.

Signed by the Grantors,

Robert D. Greene and Judy D. Greene, on April 19, 2024

Robert D. Greene Robert D. Greene

Judy D. Greene Judy D. Greene
POA Robert D. Greene

STATE OF ALABAMA CITY/COUNTY OF Shelby I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Robert D. Greene, whose name is 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, he executed the same voluntarily on the day same bears date. Given under my hand this 19th day of April, 2024. [SEAL]

Linda Wood Pearce

NOTARY PUBLIC

My Commission Expires: 02-27-2027



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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 Robert D Greene
Mailing Address Judy D Greene
PO Box 463
Vincent, Alabama

Grantee's Name Robert Todd Greene
Mailing Address Toby Lyn Greene
5099 English Turn
Birmingham, Alabama 35242

Property Address 75 Green Acres Drive
Harpersville, Alabama 35078

Date of Sale 4/19/24
Total Purchase Price \$10.00
or
Actual Value \$
or
Assessor's Market Value \$204,460

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 Tax Accessors' Valuation
☐ 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 _____

Print Robert Todd Greene

☐ Unattested

Sign _____

(verified by)

(Grantor/Grantee/Owner/Agent) circle one

Form RT-1