



20121001000372340 1/3 \$48.00
Shelby Cnty Judge of Probate, AL
10/01/2012 10:52:29 AM FILED/CERT

THIS INSTRUMENT PREPARED BY:
BARNES, TUCKER & BARNES, P.C
8107 PARKWAY DRIVE
LEEDS, ALABAMA 35094
205-699-5000

Send Tax Notice To:
DAVID S. GREEN
MARJORIE H. GREEN
204 BRYNLEIGH CIR
CHELSEA, AL 35043

WARRANTY DEED WITH RIGHT OF SURVIVORSHIP

STATE OF ALABAMA
Shelby COUNTY

KNOW ALL MEN BY THESE PRESENTS, That in consideration of One Hundred Forty-Nine Thousand Nine Hundred and 00/100 (\$149,900.00) to the undersigned Grantor,
A. DALE DALBEY, A MARRIED MAN (hereinafter referred to as Grantor), in hand paid by the Grantees herein, the receipt of which is hereby acknowledged, the said Grantor does by these presents, grant, bargain, sell and convey unto DAVID S. GREEN and MARJORIE H. GREEN, (herein referred to as Grantees), for and during their joint lives and upon the death of either of them, then to the survivor of them in fee simple, together with every contingent remainder and right of reversion, the following described real estate, situated in Shelby County, Alabama, to-wit:

LOT 215, ACCORDING TO THE SURVEY OF BRYNLEIGH ESTATES, 2ND SECTOR, AS RECORDED IN MAP BOOK 21, PAGE 65, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.

THIS IS NOT THE HOMESTEAD OF THE GRANTOR OR HIS SPOUSE.

SUBJECT TO:

1. Taxes for the year 2012 and subsequent years.
2. Easements, restrictions, reservations, rights-of-way, limitations, covenants and conditions of record, if any.
3. Mineral and mining rights, if any.
4. Easement to Alabama Power Company as recorded in Deed Book 2012, 3992
5. Agreements regarding sanitary sewer service as recorded in Deed Book 2012 [age 5727 and in Deed Book 2012 page 5729

\$119,920.00 of the consideration recited above was paid from 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 for such survivor forever, together with every contingent remainder and right of reversion.

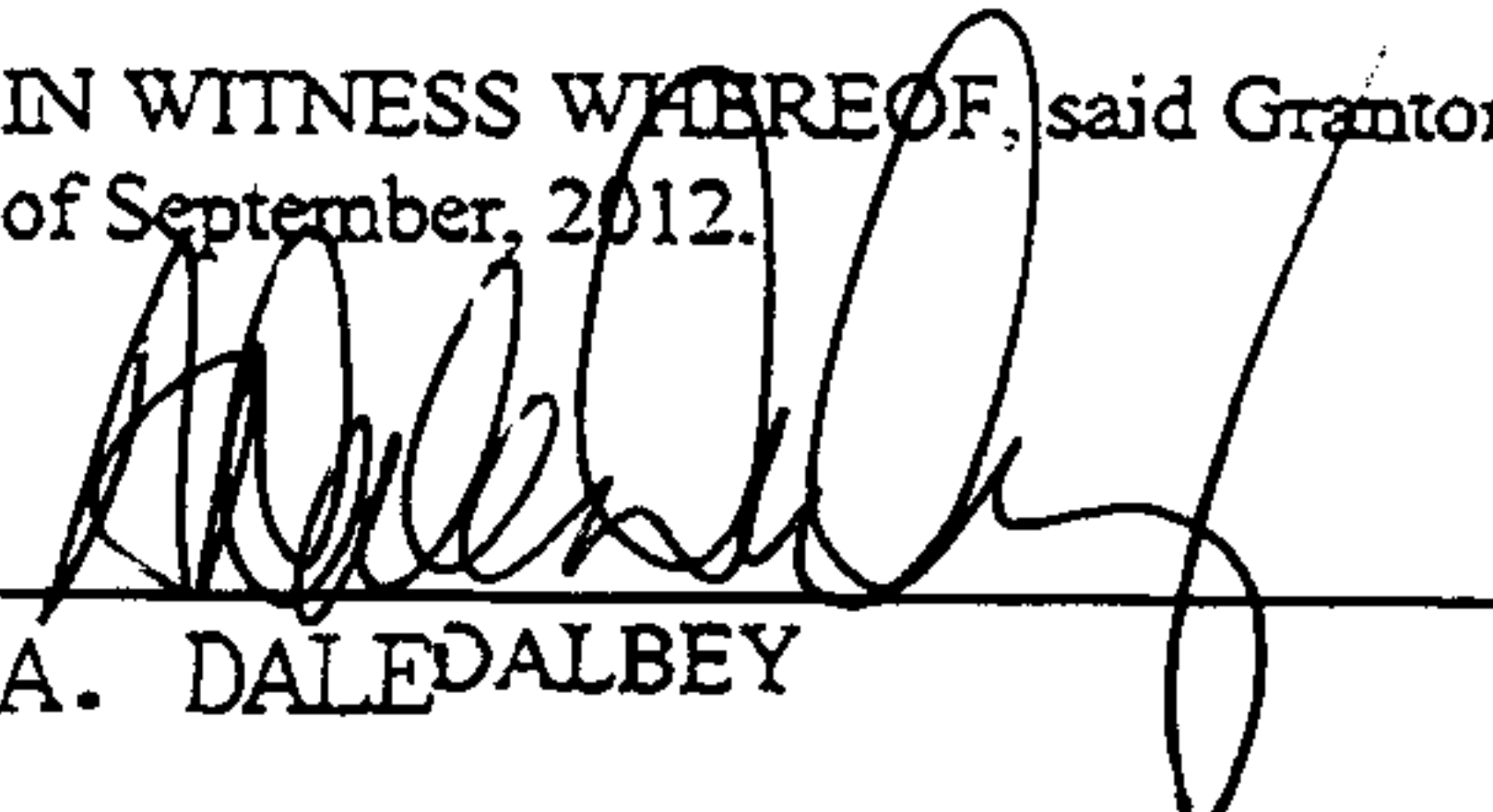
Shelby County, AL 10/01/2012
State of Alabama
Deed Tax: \$30.00

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Page 2 of Warranty Deed from DALE A. DALBEY to DAVID S. GREEN and MARJORIE H. GREEN

And said Grantor, for said Grantor, his/her heirs, executors and administrators, covenant with said Grantees, their heirs and assigns, that Grantor is lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise stated above; that Grantor haes a good right to sell and convey the same as aforesaid; that Grantor will, and their 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.

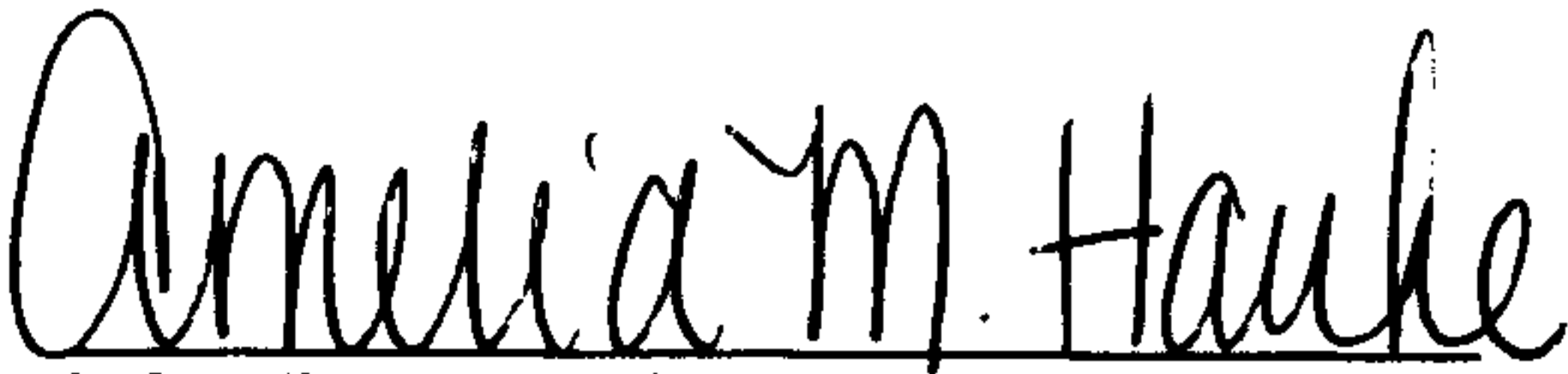
IN WITNESS WHEREOF, said Grantor has hereunto set his/her hand and seal this the 14th day of September, 2012.

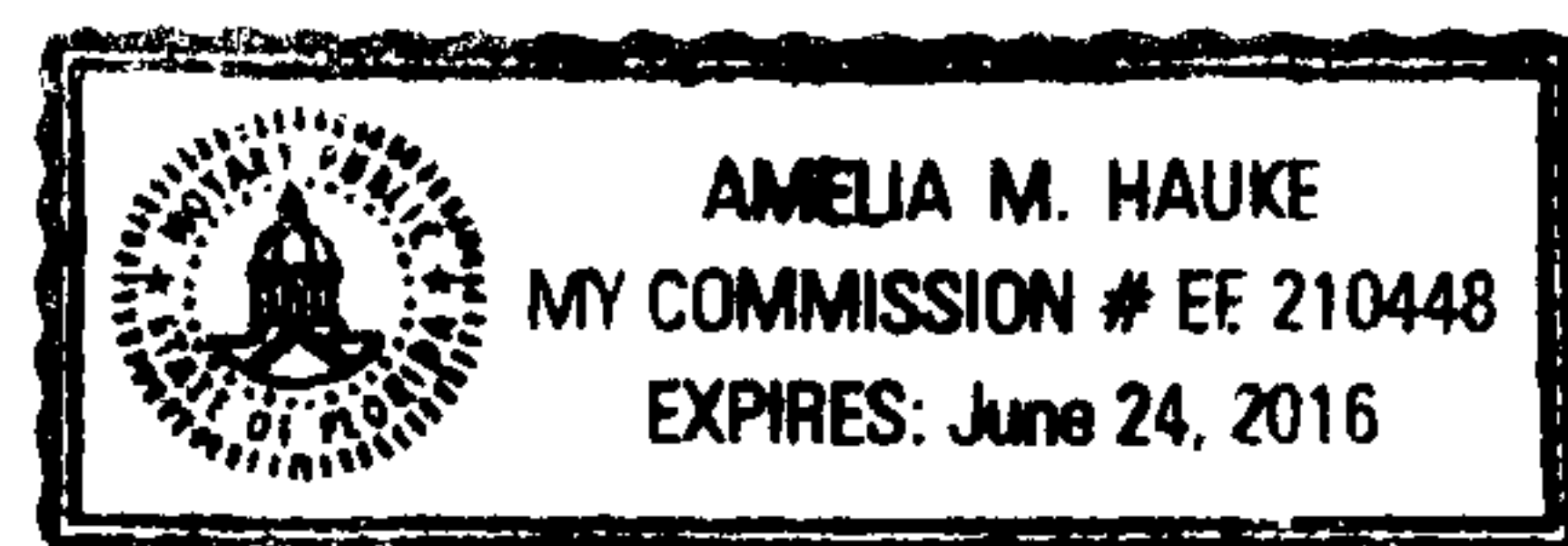

A. DALE DALBEY

STATE OF ALABAMA
JEFFERSON COUNTY

I, the undersigned authority, a Notary Public in and for said County in said State, hereby certify that A. DALE DALBEY, A MARRIED MAN, whose name 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, executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 14th day of September, 2012.


NOTARY PUBLIC
My Commission Expires: June 24, 2016



Real Estate Sales Validation Form

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

Grantor's Name

A. Dale Dalby

Grantee's Name

David Greer

Mailing Address

204 Baynburgh Cir
Chelsea, AL 35043

Mailing Address

204 Baynburgh Cir
Chelsea, AL 35043

Property Address

204 Baynburgh Cir
Chelsea, AL 35043

Date of Sale

9-14-12

Total Purchase Price

\$ 149,900.00

or

Actual Value

\$

or

Assessor's Market Value

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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

9-14-12

Print

David Greer

Unattested

Sign

(verified by)

(Grantor/Grantee/Owner/Agent) circle one