

SEND TAX NOTICE TO:

Mr. & Mrs. David W. Green
118 Trumpington Way
Pelham, AL 35124

Prepared by:

Morris J. Princiotta, Jr.
Attorney at Law
2100-C Rocky Ridge Road
Birmingham, Alabama 35216

STATE OF ALABAMA:
JEFFERSON COUNTY:

**WARRANTY DEED
JOINT TENANTS WITH RIGHT OF SURVIVORSHIP**

KNOW ALL MEN BY THESE PRESENTS, that in consideration of **EIGHTY-THREE THOUSAND AND NO/100.....(\$83,000.00) Dollars**, to the undersigned grantor in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, I, **TED C. DRIVER, A Married Man (herein referred to as GRANTOR)**, do grant, bargain, sell and convey unto **DAVID W. GREEN and EULALIE L. GREEN (herein referred to as GRANTEES)** as joint tenants, with right of survivorship, the following described real estate situated in **SHELBY** County, Alabama; to-wit:

See attached "Exhibit A" for legal description.

Subject to:

1. Property taxes for 2013 and subsequent years, not yet due and payable.
2. Easement(s), building line(s) and restriction(s) as shown on recorded map.
3. Title to all minerals within and underlying the premises, together with all mining rights and other rights, privileges and immunities relating thereto, including release of damages, are not warranted herein.

The above described property is not the homestead property of the Grantor, or of the Grantor's spouse.

\$71,000.00 of the purchase price received above was paid from a first purchase money mortgage loan closed simultaneously herewith.

TO HAVE AND TO HOLD Unto 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 survives the other, the entire interest in fee simple shall pass to the surviving grantee, and if one does not survive the other, then the heirs and assigns of the grantees herein shall take as tenants in common.

And I do for myself and for my heirs, executors, and administrators covenant with the said GRANTEES, their heirs and assigns, that I am lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that I have a good right to sell and convey the same as aforesaid; that I will and my 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, I have hereunto set my hand and seal, this 31st day of December, 2012.

Ted C. Driver (Seal)
TED C. DRIVER

STATE OF ALABAMA:
JEFFERSON COUNTY:

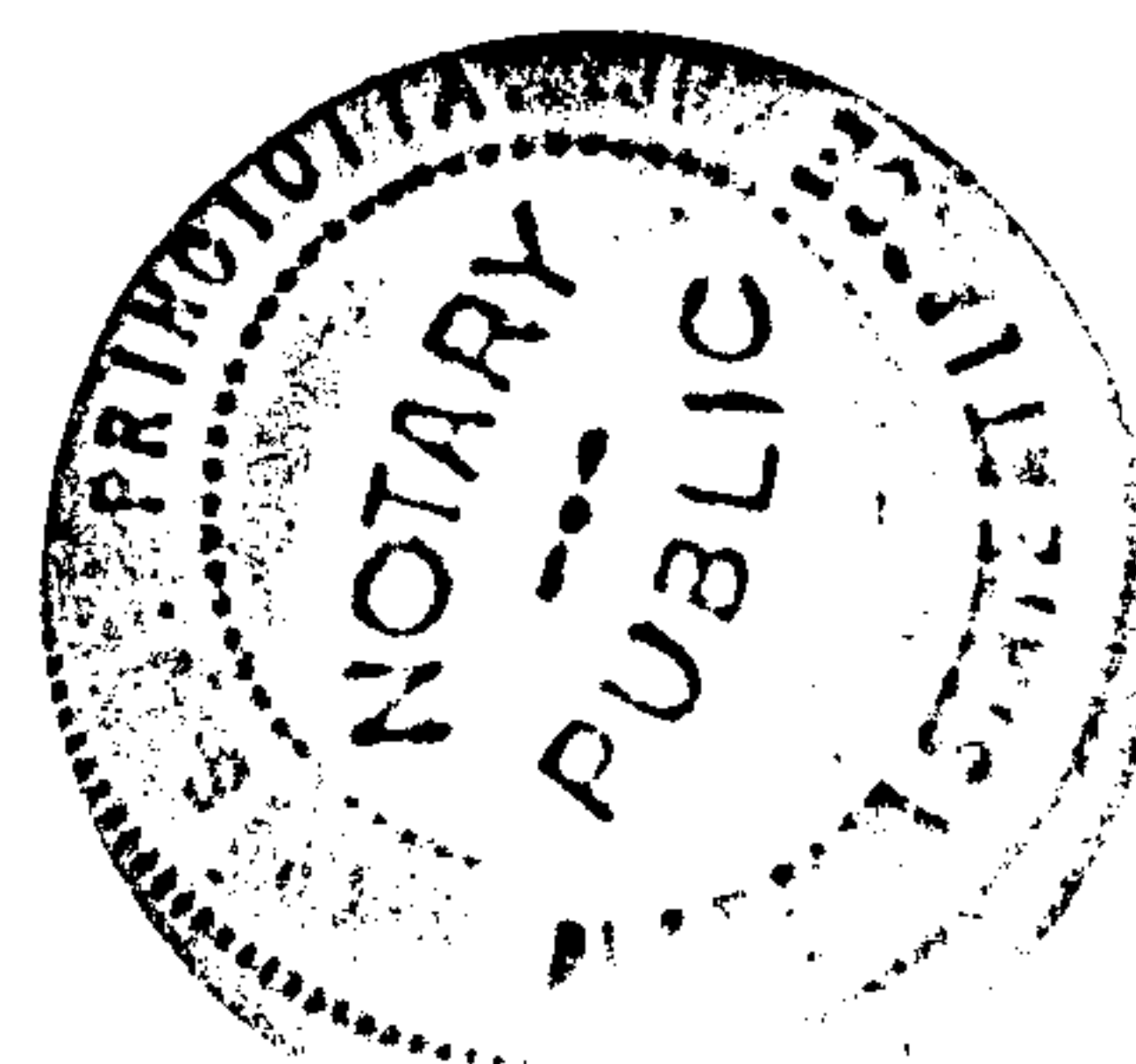
I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that **TED C. DRIVER, A Married Man**, whose name is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this day, that, being informed of the contents of the conveyance, he executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 31st day of December, 2012.

[Signature]
Notary Public

My Commission Expires: _____

NOTARY PUBLIC STATE OF ALABAMA AT LARGE
MY COMMISSION EXPIRES: Nov 5, 2015
BONDED THRU NOTARY PUBLIC UNDERWRITERS



20130103000003790 2/4 \$33.00
Shelby Cnty Judge of Probate, AL
01/03/2013 12:47:04 PM FILED/CERT

Exhibit "A"

LEGAL DESCRIPTION

Lot 67, as shown on a map entitled "Property Line Map, Siluria Hills" prepared by Joseph A. Miller, Registered Civil Engineer, on October 5, 1965, and being more particularly described as follows: Commence at the intersection of the north right of way line of 3rd Avenue East and the east right of way line of Fallon Avenue, said right of way lines as shown on the Map of the Dedication of the Streets and Easements, Town of Siluria, Alabama; thence Northeasterly along said right of way line of Fallon Avenue for 127.14 feet to the point of beginning; thence continue Northeasterly along said right of way line of Fallon Avenue for 80.00 feet; thence 89°57'16" right and run Southeasterly for 115.67 feet to a point of the westerly right of way line of Montevallo Road (Ala. Highway 119); thence 92°43'14" right and run Southwesterly along said right of way line of Montevallo Road for 80.00 feet; thence 87°14'06" right and run westerly for 111.94 feet to the point of beginning.

Situated in Shelby County, Alabama.



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LEP

Real Estate Sales Validation Form

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

Grantor's Name Ted C. Driver
Mailing Address P.O. Box 2277
Alabaster, AL 35007

Grantee's Name David W. Green & Eulalie L. Green
Mailing Address 118 Trumpington Way
Pelham, AL 35124

Property Address 1167 6th Street SW
Alabaster, AL 35007

Date of Sale 12/31/2012
Total Purchase Price \$ 83,000.00

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)

☐ 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

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 12/31/2012

Print Ted C. Driver

☐ Unattested

(verified by)

Sign

Ted C. Driver
(Grantor/Grantee/Owner/Agent) circle one

Form RT-1

20130103000003790 4/4 \$33.00
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