

# WARRANTY DEED, JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR

This instrument was prepared by:  
B. Christopher Battles  
3150 Highway 52 West  
Pelham, AL 35124



20130306000093760 1/2 \$143.50  
Shelby Cnty Judge of Probate, AL  
03/06/2013 02:29:05 PM FILED/CERT

STATE OF ALABAMA  
COUNTY OF SHELBY

Send tax notice to:  
James Edward Smith, III  
Michelle Grigsby Smith  
1209 Braemer Ct.  
Birmingham, AL 35242

Know All Men by These Presents: That in consideration of **One hundred twenty eight thousand two hundred fifty and no/100 (\$128,250.00)**, to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt where is acknowledged, I or we, **Harry Eugene Townley, III, an unmarried man** (herein referred to as grantor, whether one or more), grant, bargain, sell and convey unto **James Edward Smith, III and Michelle Grigsby Smith** (herein referred to as grantee, whether one or more), the following described real estate, situated in **Shelby County, Alabama**, to-wit:

**Lot 521, according to the Survey of Greystone Legacy 5<sup>th</sup> Sector Phase III, as recorded in Map Book 33, Page 56, in the Probate Office of Shelby County, Alabama.**

Subject to mineral and mining rights if not owned by Grantor.

Subject to existing easements, restrictions, set-back lines, rights of way, limitations, if any of record.

To Have and to Hold to the said grantee, 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 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 does not survive the other, then the heirs and assigns of the grantees herein shall take as tenants in common.

And I (we) do, for myself (ourselves) and for my (our) heirs, executors and administrators, covenant with said grantee, his, her or 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 stated 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 grantee, his, her or their heirs and assigns forever, against the lawful claims of all persons.

In Witness Whereof, I (we) have hereunto set my (our) hand(s) and seal(s) this 1<sup>st</sup> day of March, 2013.

STATE OF ALABAMA  
COUNTY OF Shelby

Harry Eugene Townley, III

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that **Harry Eugene Townley, III, an unmarried 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 this conveyance, he executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 1<sup>st</sup> day of March, 2013.

Notary Public

My Commission Expires:

NOTARY PUBLIC STATE OF ALABAMA AT LARGE  
MY COMMISSION EXPIRES: July 16, 2015  
BONDED THRU NOTARY PUBLIC UNDERWRITERS

Shelby County, AL 03/06/2013  
State of Alabama  
Deed Tax: \$128.50



## Real Estate Sales Validation Form

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

Grantor's Name Harry Eugene Townley, III  
Mailing Address 1053 Royal Mile  
Birmingham, AL 35242

Grantee's Name James Edward Smith, III  
Mailing Address Michelle Grigsby Smith  
1209 Braemer Court  
Birmingham, AL 35242

Property Address Lot 521, Greystone Legacy  
Birmingham, AL 35242

Date of Sale 03/01/2013  
Total Purchase Price \$ 128,250.00

or  
Actual Value \$ \_\_\_\_\_

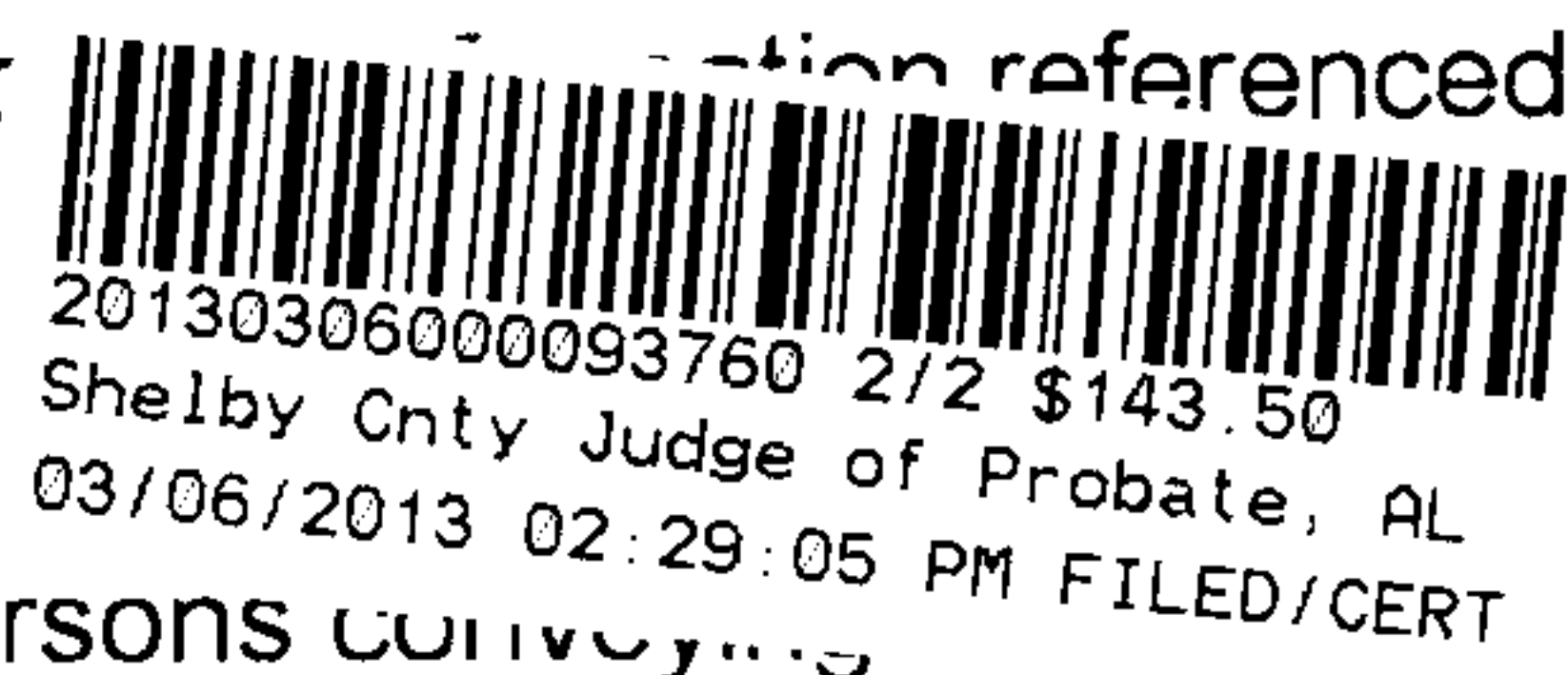
or  
Assessor's Market Value \$ \_\_\_\_\_

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 rec above, the filing of this form is not required.



### Instructions

Grantor's name and mailing address - provide the name of the person or persons 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 3/1/13

Print Stephanie Jones

Unattested

Sign Stephanie Jones

(verified by)

(Grantor/Grantee/Owner/Agent) circle one

Print Form

Form RT-1