


This instrument was prepared by:
Stuart J. Garner, LLC
2012 Lancaster Road
Homewood, AL 35209

Send Tax Notice To:  Joe Garner & Margaret Garner
4074 4074 Greystone Drive
Birmingham, AL 35242

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

STATE OF ALABAMA

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KNOW ALL MEN BY THESE PRESENTS,

SHELBY COUNTY

That in consideration of Five Hundred Twenty Thousand dollars and Zero cents (\$520,000.00) to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we, **Michael A. Hans and wife, Sharon K. Hans** (herein referred to as grantors) do grant, bargain, sell and convey unto **Joe Garner and Margaret Garner** (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 147, according to the Survey of Greystone, 1st Sector, Phase III, as recorded in Map Book 15, Page 40, in the Probate Office of Shelby County, Alabama, said property being situated in Shelby County, Alabama.

Together with the nonexclusive easement to use the private roadways, common areas and Hugh Daniel Drive, all as more particularly described in the Greystone Residential Declaration of Covenants, Conditions and Restrictions dated November 6, 1990, and recorded in Real 517, Page 260, in the Probate Office of Shelby County, Alabama, as amended.

Source of Title: Inst. #20030410000220070

SUBJECT TO:

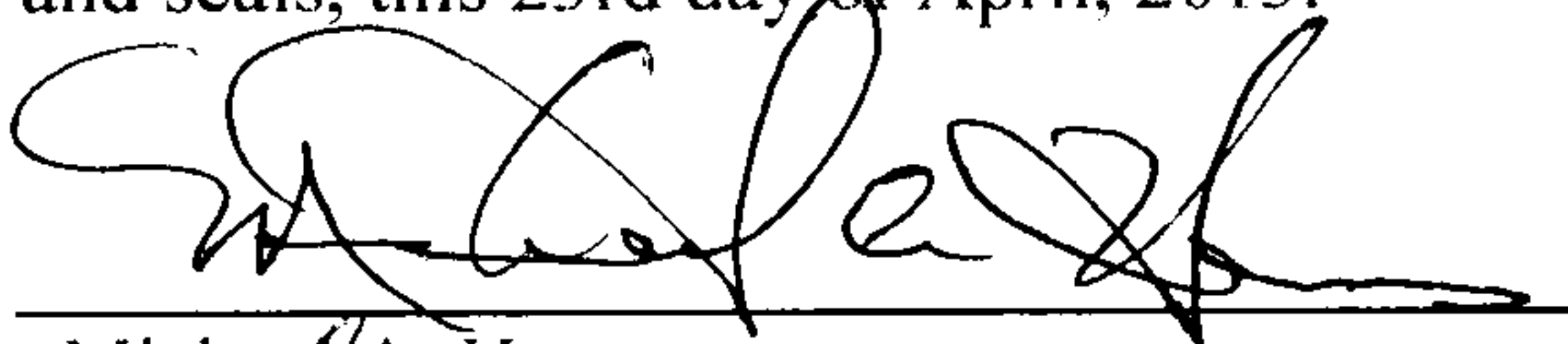
1. Ad Valorem taxes for the year 2013, which are a lien not yet due and payable.
2. Restrictions, Easements and Right of Ways of record, if any.
3. Minerals and mining rights not owned by Grantor.

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 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 the said GRANTEES, 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 noted 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 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 23rd day of April, 2013.

(Seal)


Michael A. Hans (Seal)

(Seal)


Sharon K. Hans (Seal)

Shelby County: AL 05/07/2013
State of Alabama
Deed Tax: \$520.00

STATE OF ALABAMA


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General Acknowledgment

JEFFERSON COUNTY

I, Stuart J. Garner, a Notary Public in and for said County, in said State, hereby certify that Michael A. Hans and wife, Sharon K. Hans whose names are signed to the foregoing conveyance, and who are known to me, acknowledged before me on this day, 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 23rd day of April, 2013


20130507000187770 1/2 \$535.00
Shelby Cnty Judge of Probate, AL
05/07/2013 09:33:27 AM FILED/CERT


Stuart J. Garner, Notary Public
My Commission Expires 8/19/2013

Real Estate Sales Validation Form

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

Grantor's Name Michael A. Hans
Mailing Address Sharon K. Hans

Grantee's Name Joe Garner
Mailing Address Margaret Garner
4074 Greystone Drive
Birmingham, AL 35242

Property Address 4074 Greystone Dr.
Birmingham, AL 35242

Date of Sale 520,000.00
Total Purchase Price \$
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 4/23/13

Print [Signature]

Unattested

[Signature]
(verified by)

Sign Stuart J. Garner
(Grantor/Grantee/Owner/Agent) circle one

Form RT-1

