

**This instrument is prepared by:**

David F. Ovson  
2008 Cahaba Road  
Birmingham, AL 35223

**SEND TAX NOTICE TO:**

Renee D. Henry  
Gregory E. Henry  
2210 Amberley Woods Terrace  
Helena, AL 35080

**WARRANTY DEED**

**STATE OF ALABAMA** )

**JEFFERSON COUNTY** )

**KNOW ALL MEN BY THESE PRESENTS**, That in consideration of the sum of One Hundred Sixty Four Thousand And No/100 Dollars (\$164,000.00) paid by the grantee herein, the receipt of which is hereby acknowledged, I, Bobbie J. Tankersley, a Married woman, (hereinafter grantor, whether one or more), do grant, bargain, sell and convey unto Renee D. Henry and Gregory E. Henry (hereinafter Grantees), as joint tenants with rights of survivorship, all of my right, title and interest in the following described real estate, situated in Jefferson County, Alabama.

Lot 92, according to the Survey of Amberley Woods, 2nd Sector, as recorded in Map book 20, Page 10, in the Probate Office of Shelby County, Alabama.

Bobbie J. Tankersley is one and the same as Bobbie M. Higgins in which deed was originally taken. Subject property is not the homestead of the grantor or grantors spouse.

Subject to current taxes, all matters of public record, including, but not limited to easements, restrictions of record, and other matters which may be viewed by observation.

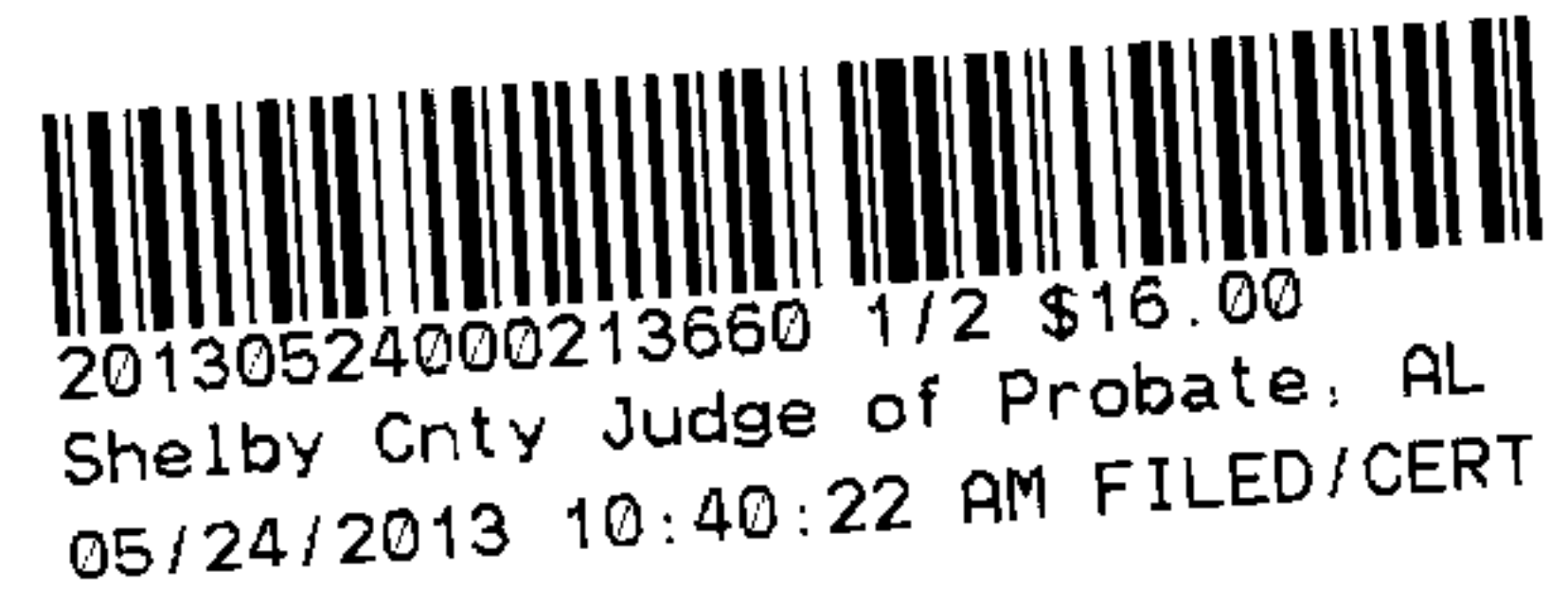
One Hundred Sixty One Thousand Twenty Nine and No/100 Dollars (\$161,029.00) of the consideration recited herein is from the proceeds of a purchase money mortgage of even date herewith. Four Thousand Nine Hundred Twenty and No/100 Dollars (\$4,920.00) from 2<sup>nd</sup> mortgage.

**TO HAVE AND TO HOLD** unto the said Grantees as joint tenants, with rights 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.

Grantor does, for Grantor and for Grantor's heirs, executors and administrators covenant with the said Grantees as joint tenants, with rights of survivorship, their heirs executors and administrators, that Grantor is lawfully seized in fee simple of said premises; that it is free from all encumbrances, unless otherwise noted above; that Grantor has a good right to sell and convey the same as aforesaid; that Grantor will and Grantor's heirs, executors and administrators shall warrant and defend the same to the said Grantees, and their heirs, executors and administrators forever, against the lawful claims of all persons.

**IN WITNESS WHEREOF**, the undersigned have hereunto set our hands and seals on May 16, 2013.

*Bobbie J. Tankersley*  
Bobbie J. Tankersley



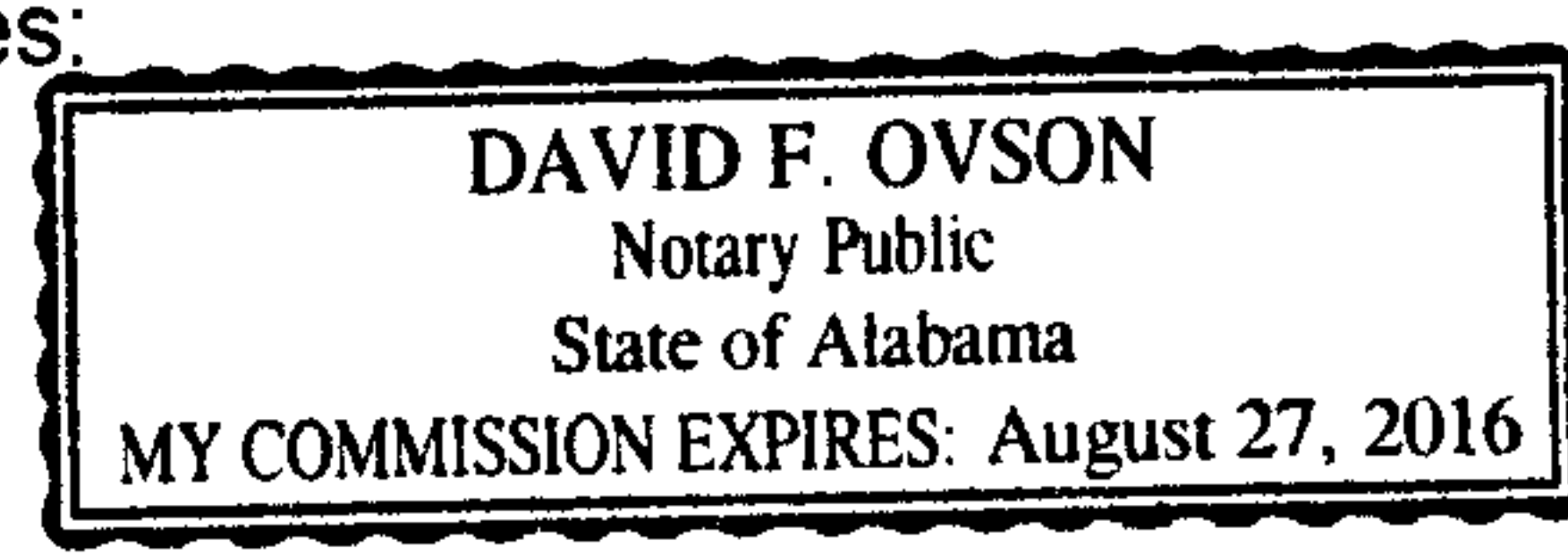
**STATE OF ALABAMA**  
**COUNTY OF JEFFERSON**

I, the undersigned, a Notary Public in and for said state and county, hereby certify that Bobbie J. Tankersley whose name is signed to the foregoing conveyance, and who is known to me, acknowledged before me that being informed of the contents of the conveyance, has executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this the 16<sup>TH</sup> day of May, 2013.

*David F. Ovson*  
Notary Public

My Commission Expires:



Real Estate Sales Validation Form

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

Grantor's Name Bobbie J. Tankersley Grantee's Name Renee D. Henry and Gregory E. Henry

Mailing Address 2210 Amberley Woods Terrace Helena, AL 35080

Mailing Address 1128 4th Court West Birmingham, AL 35204

Property Address 2210 Amberley Woods Terrace Helena, AL 35080

Date of Sale May 16, 2013

Total Purchase Price \$164,000.00

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

\_\_\_ Appraisal

\_\_\_ Sales Contract

Other: \_\_\_\_\_

X 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 - Bobbie J. Tankersley, 2210 Amberley Woods Terrace, Helena, AL 35080.

Grantee's name and mailing address - Renee D. Henry and Gregory E. Henry, 1128 4th Court West, Birmingham, AL 35204.

Property address - 2210 Amberley Woods Terrace, Helena, AL 35080

Date of Sale - May 16, 2013.

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 with 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: May 16, 2013

Sign Ellen L. B.  
Agent

