


This instrument was provided by:  
**Mike T. Atchison**  
**P O Box 822**  
**Columbiana, AL 35051**

  
20130827000349890 1/3 \$207.50  
Shelby Cnty Judge of Probate, AL  
08/27/2013 11:00:44 AM FILED/CERT

Send Tax Notice to:  
**Rachel Rebecca Greene**  
**PO Box 297**  
**Harpersville, AL 35078**

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

**STATE OF ALABAMA )**  
**SHELBY COUNTY)**

**KNOW ALL MEN BY THESE PRESENTS**, That in consideration **One Hundred Eighty Four Thousand Three Hundred Five AND 00/100 DOLLARS (\$184,305.00)**, and other good and valuable considerations to the undersigned grantor (whether one or more), in hand paid by grantee herein, the receipt whereof is acknowledged, I or we,

**Rachel R. Greene, a single woman**

**(herein referred to as grantor)** grant, bargain , sell and convey unto,

**Rachel Rebecca Greene, Robert Earl Green, Jr, Kevin Jace Greene,  
Daniel Josef Greene and Jenna Elizabeth Wilson**

**(herein referred to as grantees)**, the following described real estate, situated in: SHELBY County, Alabama, to-wit:

**SEE ATTACHED EXHIBIT A FOR LEGAL DESCRIPTION**

Subject to all easements, restrictions and rights-of-way of record.

Subject to taxes for 2013 and subsequent years, easements, restrictions, rights of way and permits of record.

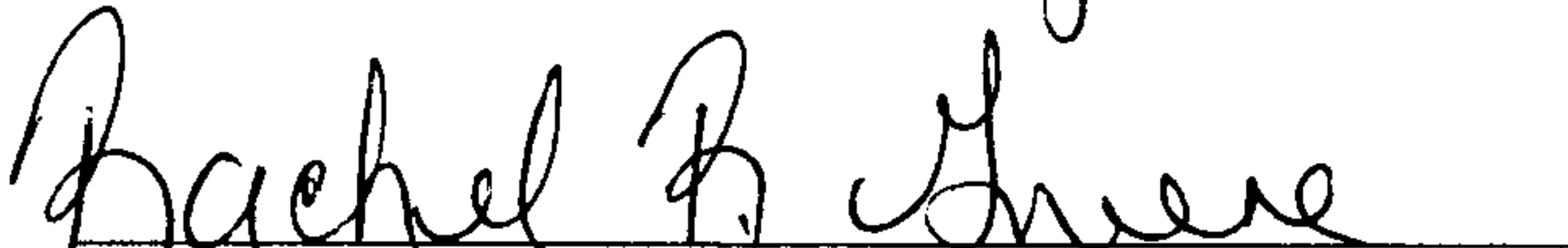
**\$0.00** of the above-recited consideration was paid from a mortgage recorded simultaneously herewith.

*This instrument is prepared without evidence of title condition or survey. There is no representation as to the title or matters which might be revealed by survey, inspection or examination of title by the preparer of this instrument.*

**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, and 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, heirs, executors and assigns forever, against the lawful claims of all persons.


**IN WITNESS WHEREOF**, I have hereunto set my hand and seal this 16<sup>th</sup> day of August, 2013.

  
Rachel R. Greene

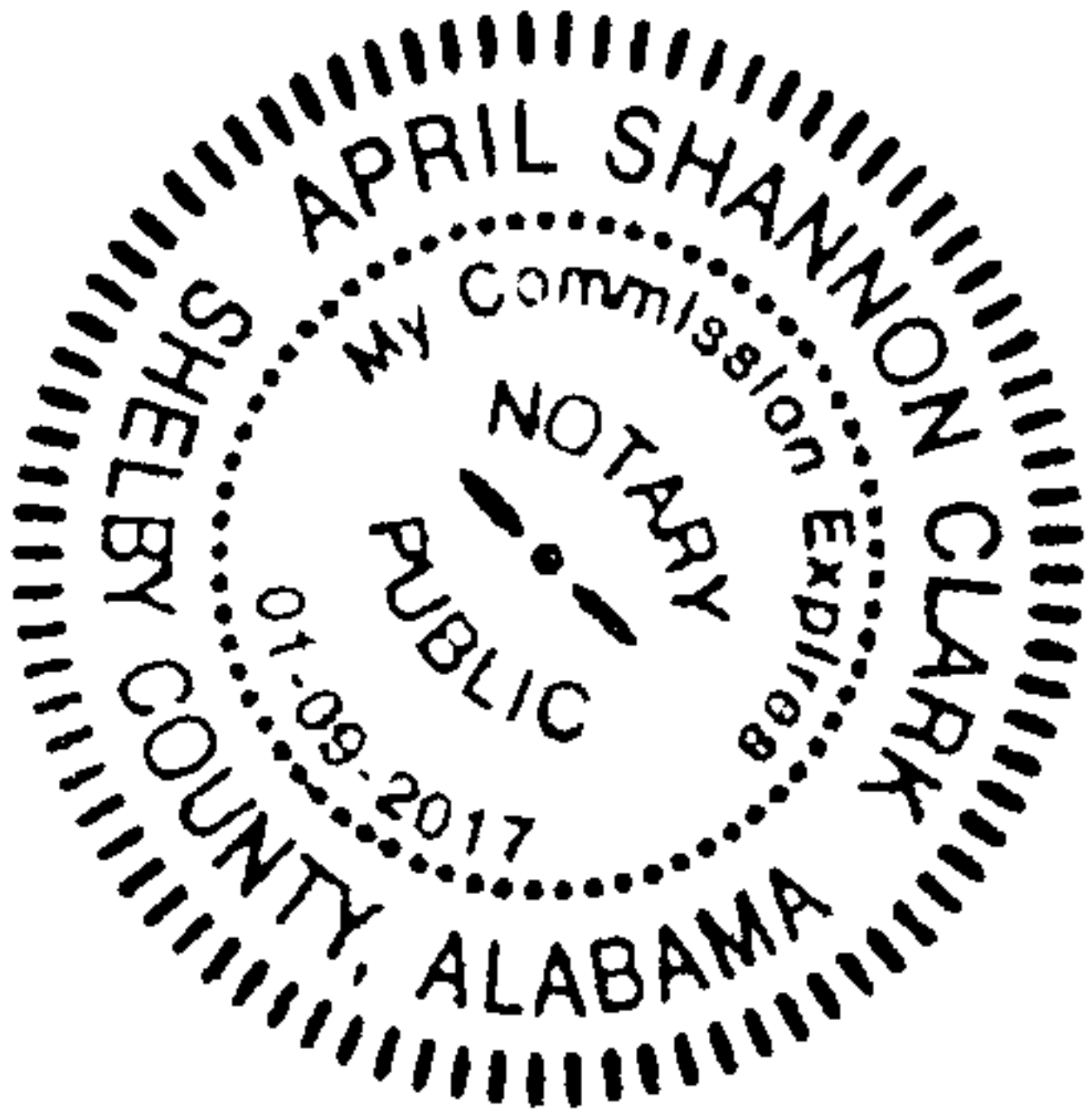
**STATE OF ALABAMA)**  
**COUNTY OF SHELBY)**

I, the undersigned authority, a Notary Public in and for said County, in said State hereby certify that **Rachel R. Greene** whose name(s) is/are signed to the foregoing conveyance, and who is/are known to me acknowledged before me on this day, that, being informed of the contents of the conveyance he/she/they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 16<sup>th</sup> day of August, 2013.

  
Notary Public  
My Commission Expires: 1-9-17

Shelby County, AL 08/27/2013  
State of Alabama  
Deed Tax: \$184.50





**EXHIBIT A  
LEGAL DESCRIPTION**

**PARCEL 1**

Commencing at the Northeast Corner of Section 32, Township 19 South, Range 2 East; thence South 0 degrees 14 minutes 26 seconds West, a distance of 475.97 feet; thence North 89 degrees 31 minutes 12 seconds West, a distance of 211.62 feet to the POINT OF BEGINNING; thence continuing westerly along said line a distance of 264.71 feet to the Easterly edge of Primrose Lane; thence South 41 degrees 16 minutes 26 seconds West along edge of Primrose Lane for a distance of 48.45 feet; thence South 48 degrees 26 minutes 44 seconds West along edge of Primrose Lane for a distance of 38.20 feet, thence South 69 degrees 52 minutes 18 seconds West along edge of Primrose Lane for a distance of 74.11 feet; thence South 7 degrees 29 minutes 50 seconds East, a distance of 287.16 feet; thence South 45 degrees 27 minutes 43 seconds East, a distance of 58.50 feet; thence South 25 degrees 16 minutes 22 seconds East, a distance of 66.25 feet; thence South 6 degrees 14 minutes 41 seconds East, a distance of 375.90 feet to the South boundary line of the Northeast Quarter of the Northeast of Said Section 32; thence North 89 degrees 54 minutes 36 seconds East along the said south boundary line for a distance of 241.56 feet; thence North 0 degrees 20 minutes 05 seconds East a distance of 843.99 feet to the POINT OF BEGINNING; said described tract containing 6.0 acres, more or less.

Be it known that Daniel B. Green and Patrick Brian Pourciau are in agreement that if one spouse survives the other, the survivorship spouse will take residence in the smaller house located at 131 Primrose Lane, Harpersville, Alabama 35078 and known to us as "the cottage" for the duration of the remaining life estate. This will be done as a cost saving measure for the surviving spouse. The main house will at that time be occupied by Rachel Greene and she will be responsible for all upkeep, repair, insurance and property tax for all real estate located at 131 Primrose Lane, Harpersville, Alabama 35078.

There exist an outstanding life estate in and to Daniel B. Green and Patrick Brian Pourciau, recorded in Inst No. 20130716000289250 and Inst. No. 20130716000289260, recorded in the Probate Office Shelby County, Alabama.

## Real Estate Sales Validation Form

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

Grantor's Name Rachel R. Greene  
Mailing Address PO Box 297  
Harpersville AL 35078

Grantee's Name Rachel R. Greene  
Mailing Address PO Box 297  
Harpersville AL 35078

Property Address \_\_\_\_\_  
Harpersville AL  
\_\_\_\_\_  
\_\_\_\_\_

Date of Sale 8-16-13  
Total Purchase Price \$ \_\_\_\_\_  
Or  
Actual Value \$ \_\_\_\_\_  
Or  
Assessors Market Value \$ 104,305.00 (1/2 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  
xxx Other  
\_\_\_\_ Tax website

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 recording.

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 evidence 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 estimated 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, Section 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, Section 40-22-1 (h).

Date \_\_\_\_\_

\_\_\_\_ Unattested \_\_\_\_\_  
(verified by)

Print Rachel R. Greene  
Sign Rachel R. Greene  
(Grantor/Grantee/Owner/Agent) circle one

  
20130827000349890 3/3 \$207.50  
Shelby Cnty Judge of Probate, AL  
08/27/2013 11:00:44 AM FILED/CERT