

Send tax notice to:  
**ERIC FRENCH and REBECCA FRENCH**  
**4800 KEITH DRIVE**  
**BIRMINGHAM, AL 35242**



20130905000361320 1/3 \$21.00  
Shelby Cnty Judge of Probate, AL  
09/05/2013 12:38:38 PM FILED/CERT

**WARRANTY DEED**  
**JOINTLY WITH REMAINDER TO SURVIVOR**

**STATE OF ALABAMA**  
**Shelby COUNTY**

**KNOW ALL MEN BY THESE PRESENTS**, that in consideration of the sum of **One Hundred Ninety Thousand and 00/100 (\$190,000.00)** and other valuable considerations to the undersigned GRANTOR(S). **JENNIFER L. GREEN, AN UNMARRIED INDIVIDUAL**, (hereinafter referred to as GRANTORS). in hand paid by the GRANTEE(S) herein, the receipt of which is hereby acknowledged, the said GRANTOR(S) does by these presents GRANT, BARGAIN, SELL and CONVEY unto **ERIC FRENCH and REBECCA FRENCH**, hereinafter referred to as GRANTEE(S). for and during their joint lives and upon the death of either of them, then to the survivor of them in fee simple, together with every contingent remainder and right of reversion, the following described real estate, situated in County of Shelby State of Alabama, to-wit:

**LOT 6, BLOCK 14, ACCORDING TO THE MAP OF BROKEN BOW SOUTH, AS RECORDED IN MAP BOOK 11, PAGE 82, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.**

**ALSO,**

**COMMENCE AT THE SOUTHEAST CORNER OF SAID LOT 6, BEING THE POINT OF BEGINNING; THENCE RUN WEST ALONG THE SOUTH LINE OF LOT 6, 74.23 FEET TO THE SOUTHWEST CORNER OF LOT 6; THENCE AN INTERIOR ANGLE OF 87 DEGREES 52 MINUTES SOUTHERLY 45.84 FEET; THENCE AN INTERIOR ANGLE RIGHT OF 92 DEGREES 14 MINUTES 15 SECONDS EASTERLY OF 3421 FEET TO THE RIGHT OF WAY OF ALABAMA HIGHWAY NO. 119; THENCE AN INTERIOR ANGLE RIGHT OF 129 DEGREES 50 MINUTES 55 SECONDS 59.83 FEET NORTHEASTERLY ALONG SAID RIGHT OF WAY TO THE POINT OF BEGINNING.**

**ALSO,**

**COMMENCE AT THE NORTHEAST CORNER OF LOT 6, BEING THE POINT OF BEGINNING; THENCE RUN SOUTHERLY ALONG THE EAST LINE OF LOT 6, 89.02 FEET; THENCE AN INTERIOR ANGLE RIGHT OF 38 DEGREES 49 MINUTES 46 SECONDS NORTHEASTERLY ALONG THE RIGHT OF WAY OF ALABAMA HIGHWAY NO. 119, 67.68 FEET; THENCE AN INTERIOR ANGLE RIGHT 91 DEGREES 42 MINUTES 10 SECOND NORTHWESTERLY 55.84 FEET ALONG THE SOUTHWESTERLY RIGHT OF WAY OF KEITH DRIVE TO THE POINT OF BEGINNING.**

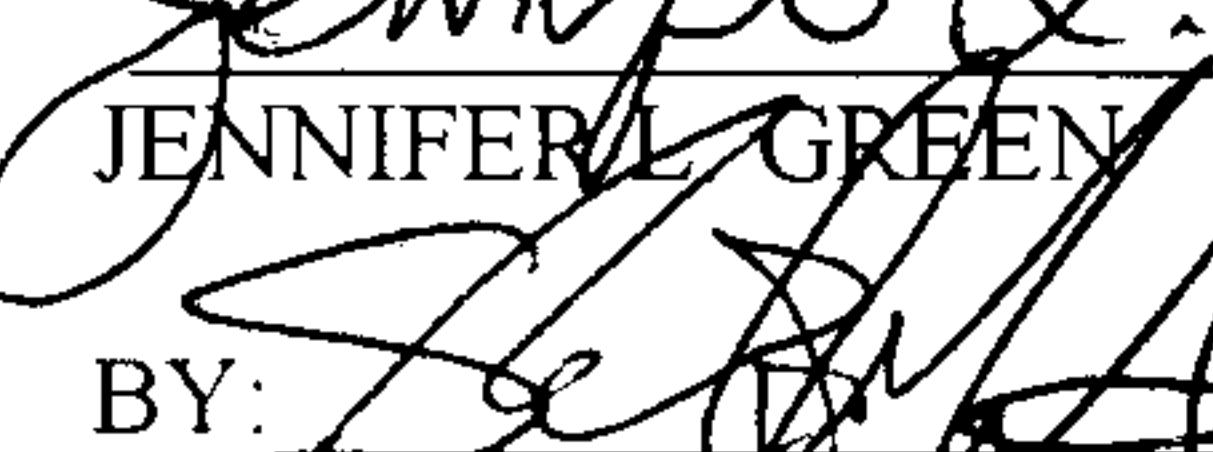
**\$196,250.00 OF THE ABOVE CONSIDERATION WAS PAID FROM THE PROCEEDS OF THAT MORTGAGE CLOSED SIMULTANEOUSLY HEREWITHE.**

**SUBJECT TO EASEMENTS, RESTRICTIVE COVENANTS AND AD VALOREM TAXES OF RECORD.**

**TO HAVE AND TO HOLD**, to the said GRANTEE (S), for and during their joint lives together and upon the death of either of them, then to the survivor of them in fee simple, and to their heirs and assigns of such survivor forever, together with every contingent remainder and right of reversion.

And I/we do for myself (ourselves) and for my (our) heirs, executors and administrators covenant with the said GRANNEES, their heirs and assigns, that I am (we are) lawfully seized in fee simple of said premises; that they are free from all encumbrances, that I (we) have a good right to sell and convey the same to the said GRANTEE (S), their heirs and assigns forever, against the lawful claims all persons, except as to the hereinabove restrictive covenants, conditions, easements and ad valorem taxes of record and do hereby **WARRANT AND WILL FOREVER DEFEND** the title to said property and the possession thereof.

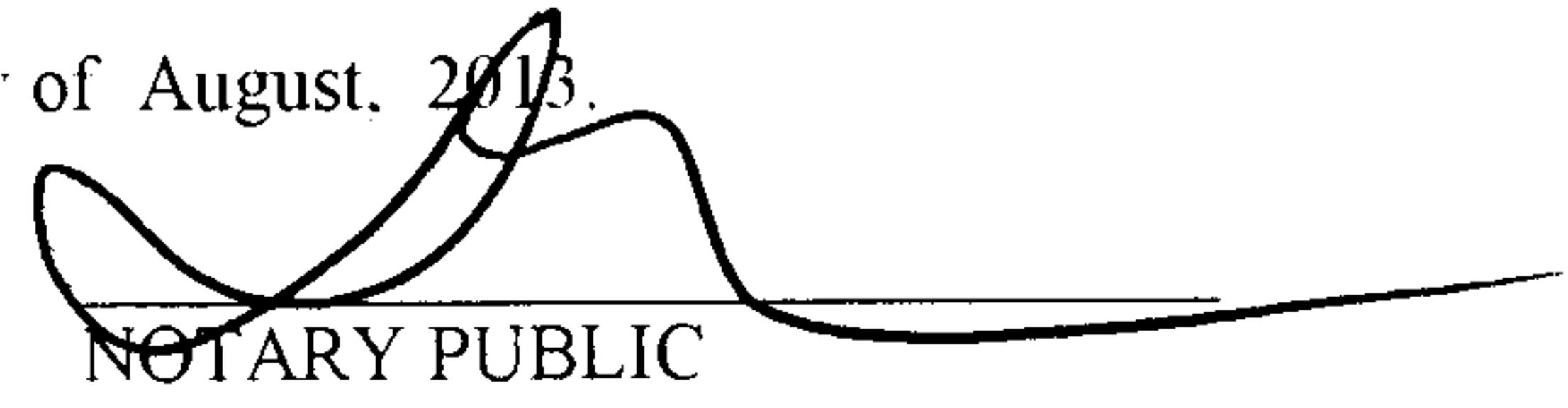
**IN WITNESS WHEREOF**, I/we have hereunto set my/our hand and seal, this 30th day of August, 2013.

  
JENNIFER L. GREEN  
BY:   
STEVEN WHITTEN, ATTORNEY-IN-FACT

STATE OF ALABAMA  
COUNTY OF JEFFERSON

I, the undersigned, a Notary Public in and for said State and County, hereby certify that JENNIFER L. GREEN, BY STEVEN WHITTEN, ATTORNEY-IN-FACT 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, in his capacity of Attorney-in-Fact and with full authority, executed the same voluntarily on the day the same bears date.

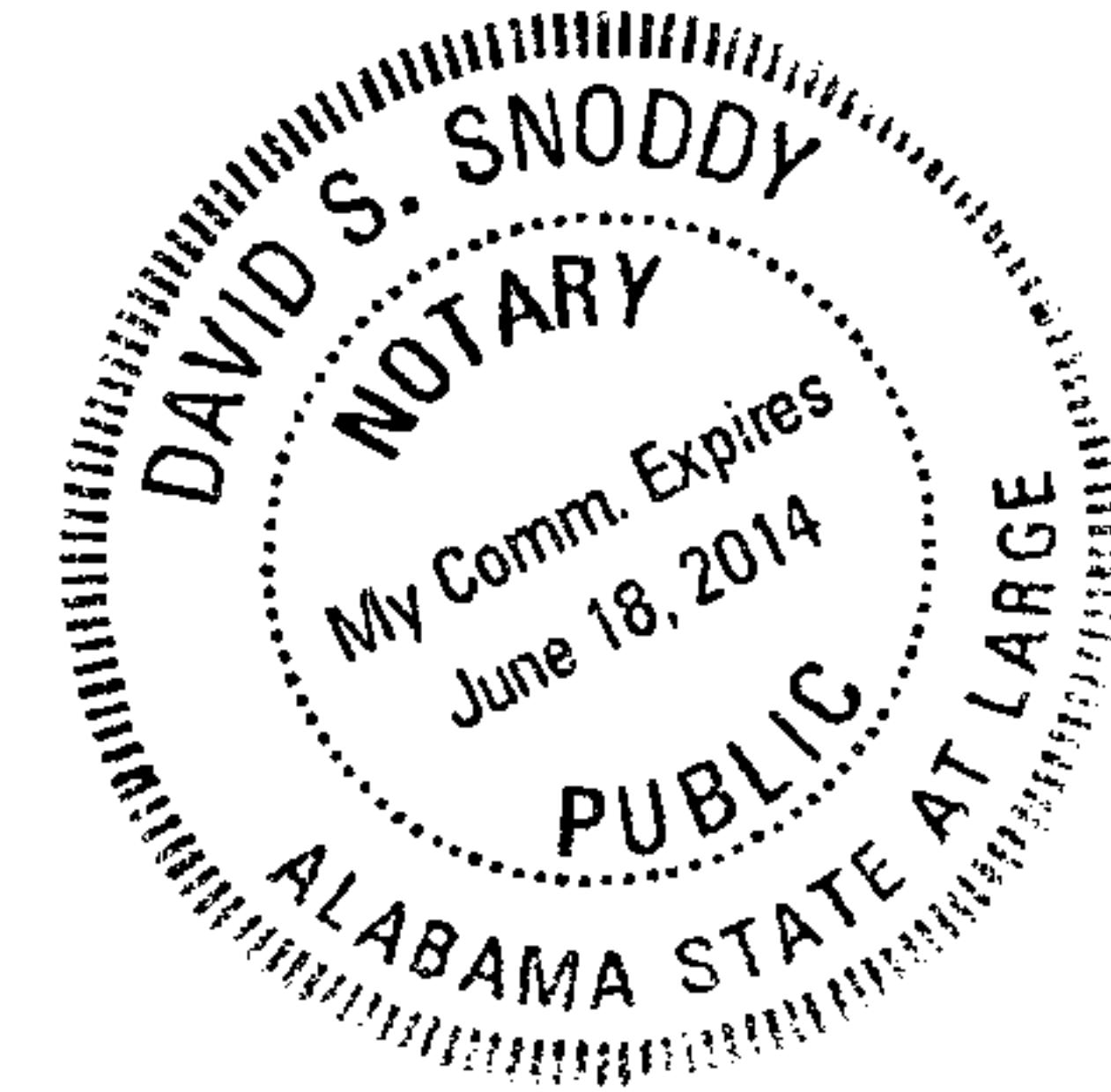
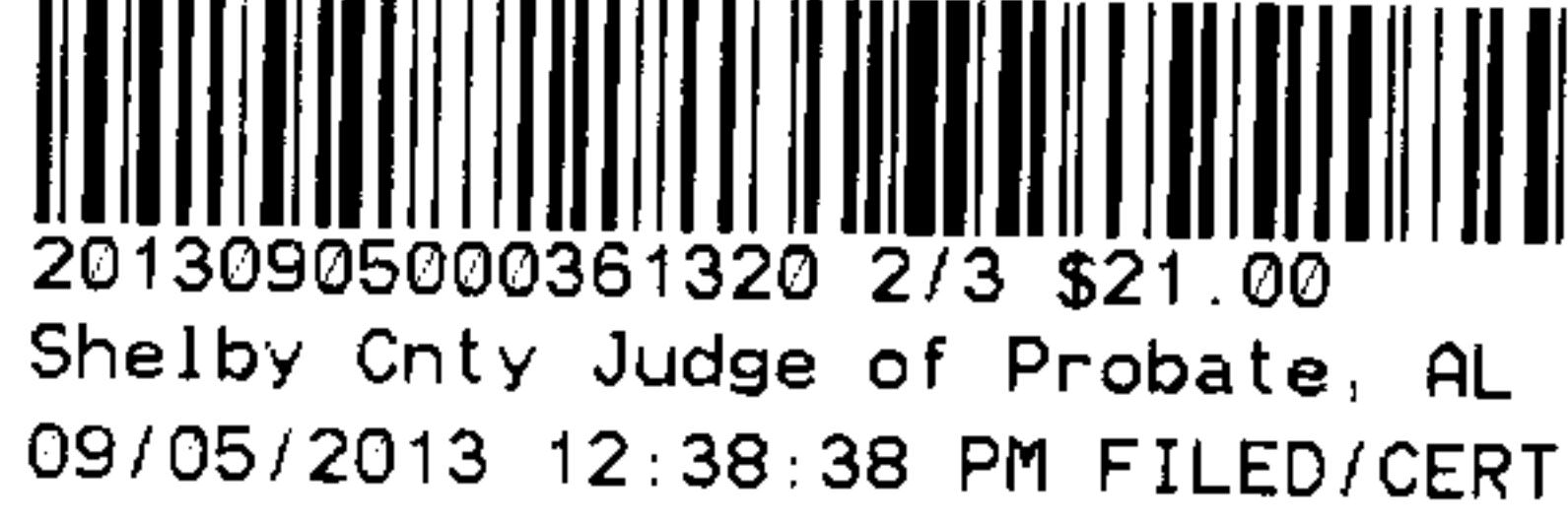
Given under my hand and official seal this 30th day of August, 2013.



A hand-drawn notary seal consisting of a stylized, symmetrical line forming a loop or mountain-like shape. The words "NOTARY PUBLIC" are written in a simple, sans-serif font along the bottom horizontal line of the seal.

MY COMMISSION EXPIRES:

THIS INSTRUMENT PREPARED BY:  
THE SNODDY LAW FIRM, LLC  
2105 DEVEREUX CIRCLE, SUITE 101  
BIRMINGHAM, ALABAMA 35243



Real Estate Sales Validation Form

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

Grantor's Name JENNIFER L. GREEN  
Mailing Address: 120 ROSEMONT STREET  
SAINT SIMONS ISLAND, GA 31522

Grantee's Name ERIC FRENCH  
Mailing Address: 4800 KEITH DRIVE  
BIRMINGHAM, AL 35242

Property Address 4800 KEITH DRIVE  
BIRMINGHAM, AL 35242

Date of Sale: August 30, 2013  
Total Purchaser Price \$190000.00

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 \_\_\_\_\_  
 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 of 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 Sec. 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 Sec. 40-22-1 (h).

Date 8/30/13  
Unattested  
(verified by)

Print ERIC L. FRENCH  
Sign Eric French  
(Grantor/Grantee/Owner/Agent) circle one

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