



20130906000363100 1/4 \$129.00
Shelby Cnty Judge of Probate, AL
09/06/2013 11:09:26 AM FILED/CERT

WARRANTY DEED

Send tax notice to:
Billy W. Hamilton
Dana Y. Hamilton
7107 N. Highfield Dr.
Birmingham, AL 35242

THE STATE OF ALABAMA,
Shelby COUNTY.

KNOW ALL MEN BY THESE PRESENTS, that in consideration of Ten and no/100(\$10.00) DOLLARS and other valuable considerations to the undersigned GRANTOR or GRANTORS in hand paid by the GRANTEE(S) herein, the receipt whereof, is hereby acknowledged we, William R. Grissom Jr. and Jennifer B Grissom Husband and wife (herein referred to as GRANTOR(S), do hereby GRANT, BARGAIN, SELL and CONVEY unto Billy W. Hamilton and Dana Y. Hamilton as joint tenants ** (herein referred to as GRANTEE(S), his/her/their heirs and assigns, the following described Real Estate, situated in the County of Shelby and State of Alabama, to-wit: ****with right of survivorship,**

Legal Description attached and made a part hereof

TO HAVE AND TO HOLD, the aforesigned premises to the said GRANTEE(S) his/her/their heirs and assigns FOREVER, **as joint**** And GRANTOR do(es) covenant with the said GRANTEE(S), his/her/their heirs and assigns, that he/she/they lawfully seized in fee simple of the aforementioned premises; that they are free from all encumbrances except as hereinabove provided; that he/she/they has(have) a good right to sell and convey the same to the said GRANTEE(S) his/her/their heirs and assigns, and that GRANTOR(S) will WARRANT AND DEFEND the premises to the said GRANTEE(S) his/her/their heirs and assigns forever, against the lawful claims and demands of all persons, except as hereinabove provided. ****tenants with right of survivorship.**

IN WITNESS WHEREOF, Grantors have hereunto set their hand s and seal s, this 26th day of February 2013.

WITNESS:

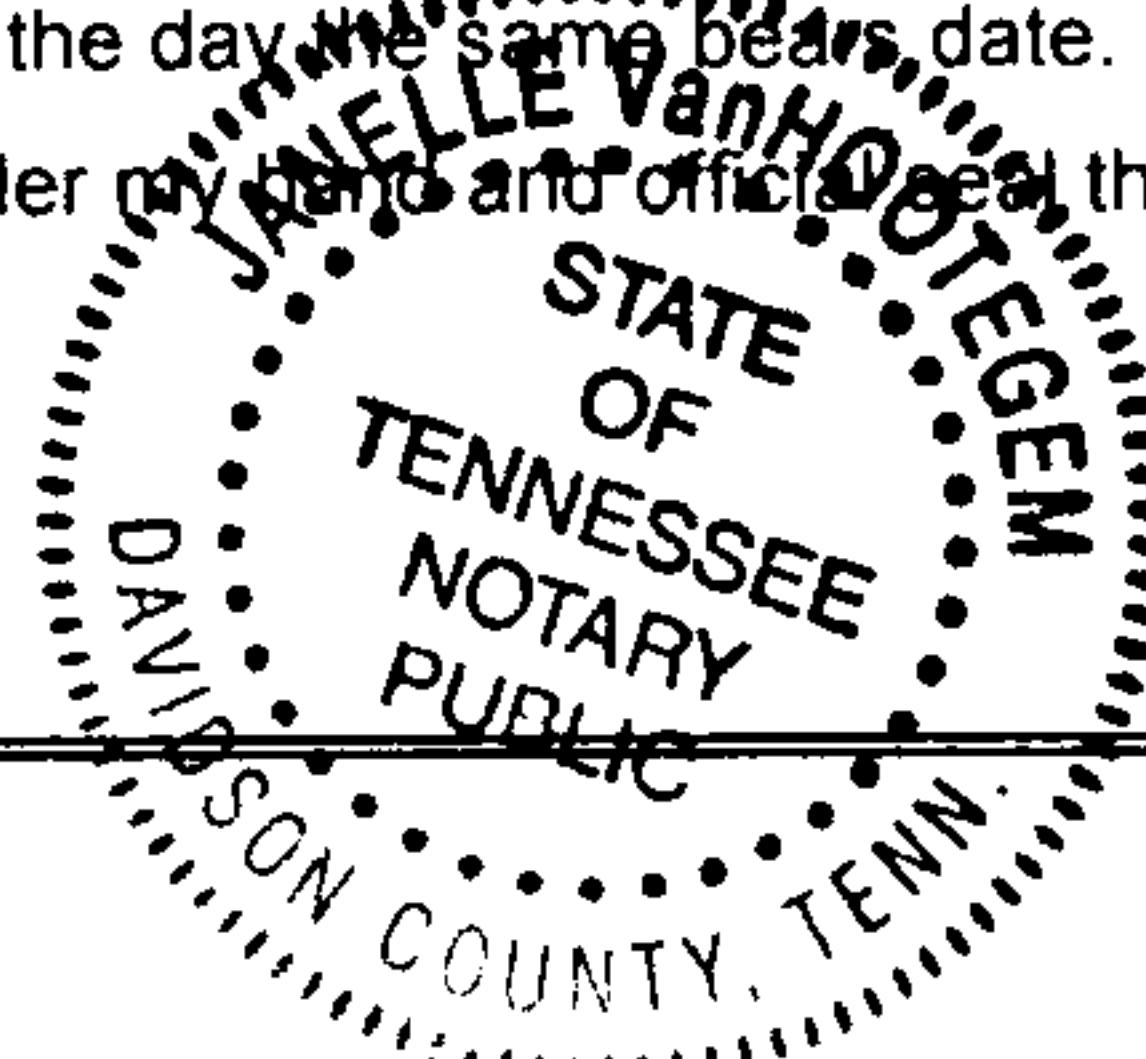
Carol J. Schraw
Carol J. Schraw
Susan G. Sitzes
Susan G. Sitzes

\$424,000.00 of the consideration was paid from Jennifer B Grissom the proceeds of a mortgage loan closed simultaneously herewith.

✓ THE STATE OF Tennessee }
Davidson COUNTY.

I, the undersigned, Janelle Van Hootegen, a Notary Public, in and for said State of Tennessee, hereby certify that William R. Grissom Jr. and Jennifer B Grissom Husband and wife whose names 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 the 26th day of February, 2013



Janelle Van Hootegen
Notary Public
My Commission Expires AUGUST 23, 2016

FOR RECORDING ONLY

MR-PA-240691

This instrument was prepared by Joan M. Brady 449 Taft Avenue, Glen Ellyn, IL 60137

Shelby County, AL 09/06/2013
State of Alabama
Deed Tax: \$106.00

EXHIBIT A
LEGAL DESCRIPTION

Lot 140, according to the Survey of Greystone Legacy, 1st Sector, as recorded in Map Book 26, Page 79 A, B & C, in the Probate Office of Shelby County, Alabama.



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WARRANTY DEED

FROM

William R. Grissom, Jr.

Jennifer B. Grissom

TO

Billy W. Hamilton

Dana Y. Hamilton



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Real Estate Sales Validation Form

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

Grantor's Name	William R. Grissom Jr. and Jennifer B Grissom	Grantee's Name	Billy W. Hamilton Dana Y. Hamilton
Mailing Address	<u>X 455 Taft Ave.</u> <u>X Glen Ellyn, IL 60137</u>	Mailing Address	<u>7107 N. Highfield Dr.</u> <u>Birmingham, AL 35242</u>
Property Address	7107 North Highfield Drive <u>Birmingham, AL 35242</u>	Date of Sale	<u>August 29, 2013</u>
		Total Purchase Price or Actual Value or Assessor's Market Value	<u>\$ 530,000.00</u> <u>\$</u> <u>\$</u>

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)

<input type="checkbox"/> Bill of Sale	<input type="checkbox"/> Appraisal
<input type="checkbox"/> Sales Contract	<input type="checkbox"/> Other
<input checked="" type="checkbox"/> 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 Settlement Date

Print William R. Grissom Jr.

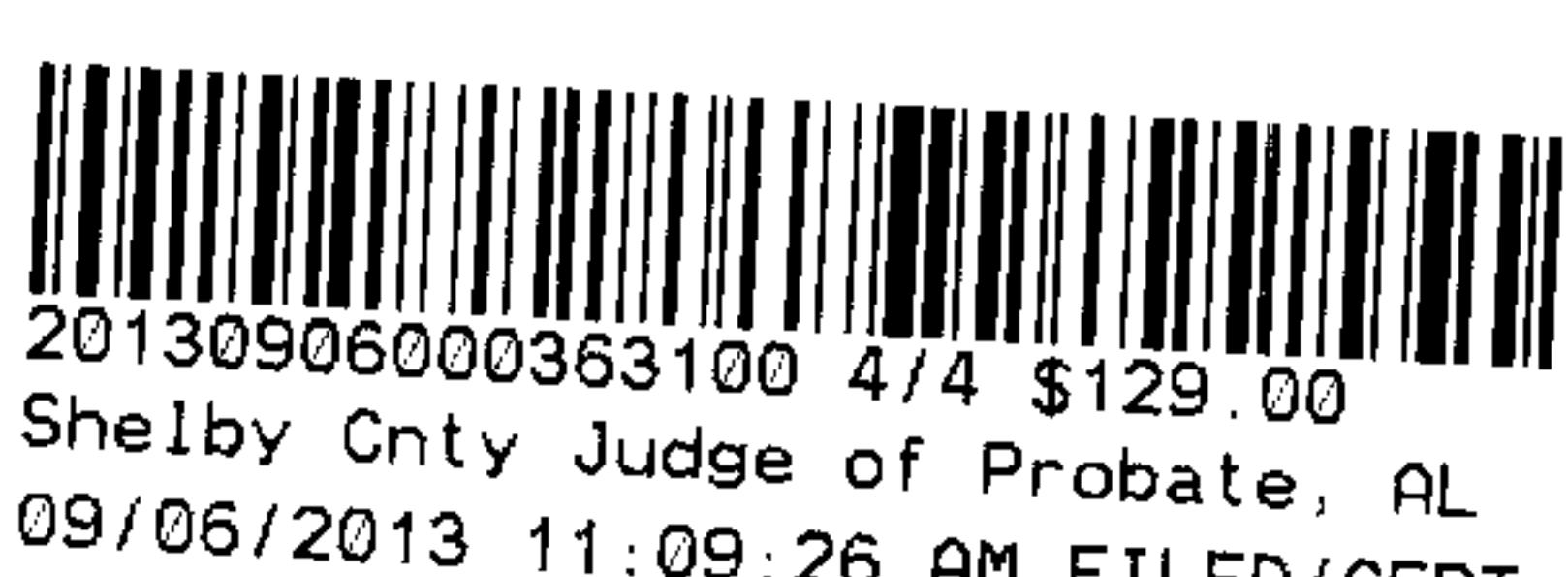
Unattested

Sign

(verified by)

(Grantor/Grantee/Owner/Agent) circle one

Form RT-1



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