



20140115000014070 1/3 \$212.50
Shelby Cnty Judge of Probate, AL
01/15/2014 11:18:47 AM FILED/CERT

*** * WARRANTY DEED * ***

This Instrument Prepared by:
JOHN M. ALFORD, ATTORNEY
PO BOX 1981
ALABASTER, AL 35007
Phone 205.243.4926

STATE OF ALABAMA)

SHELBY COUNTY)

*** * TITLE NOT EXAMINED * ***

KNOW ALL MEN BY THE PRESENTS, That, for and in consideration of the payment of the sum of \$100.00 AND OTHER GOOD AND VALUABLE CONSIDERATION which was in hand paid to the undersigned, JAMES RONNIE HERRINGTON and JESSIE PAULEINE HERRINGTON, (Hereinafter referred to as the "GRANTORS"), the receipt whereof is hereby acknowledged, the undersigned, JAMES RONNIE HERRINGTON and JESSIE PAULEINE HERRINGTON, hereby grant, bargain, sell and convey to JESSIE PAULEINE HERRINGTON (Hereinafter referred to as "GRANTEE"), all of our right, title, interest and claim in or to the following below described real estate which is situated in Shelby County, Alabama, to-wit:

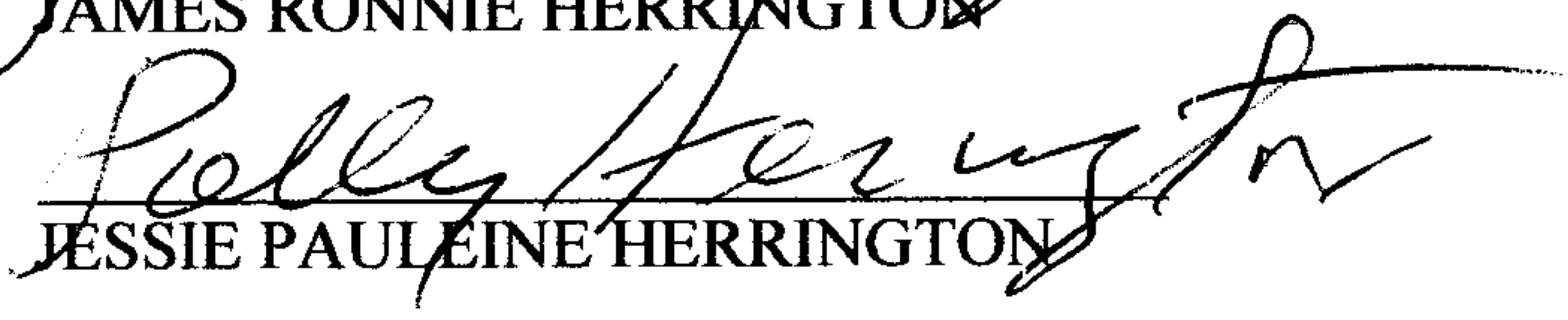
Lot 45, according to the Final Record Plat of Greystone Farms, Mill Creek Sector, Phase I, as recorded in Map Book 22, Page 25, in the Office of the Judge of Probate of Shelby County, Alabama. Mineral and mining rights excepted.

Together with the nonexclusive easement to use the private roadways, common areas and Hugh Daniel Drive, all as more particularly described in the Greystone Farms Declaration of Covenants, Conditions and Restrictions recorded in instrument #1995-16401 and all amendments hereto.

TO HAVE AND TO HOLD unto said GRANTEE and her heirs and assigns forever.

And We do for ourselves, and for our heirs, executors, and administrators covenant with the said GRANTEE, her heirs and assigns, that We are lawfully seized in fee simple of said premises; that the premises 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 GRANTEE, her heirs and assigns forever, against the lawful claims of all persons.

Given under our hands and seals, this 2nd day of January, 2014.


JAMES RONNIE HERRINGTON

JESSIE PAULEINE HERRINGTON

Shelby County, AL 01/15/2014
State of Alabama
Deed Tax: \$192.50

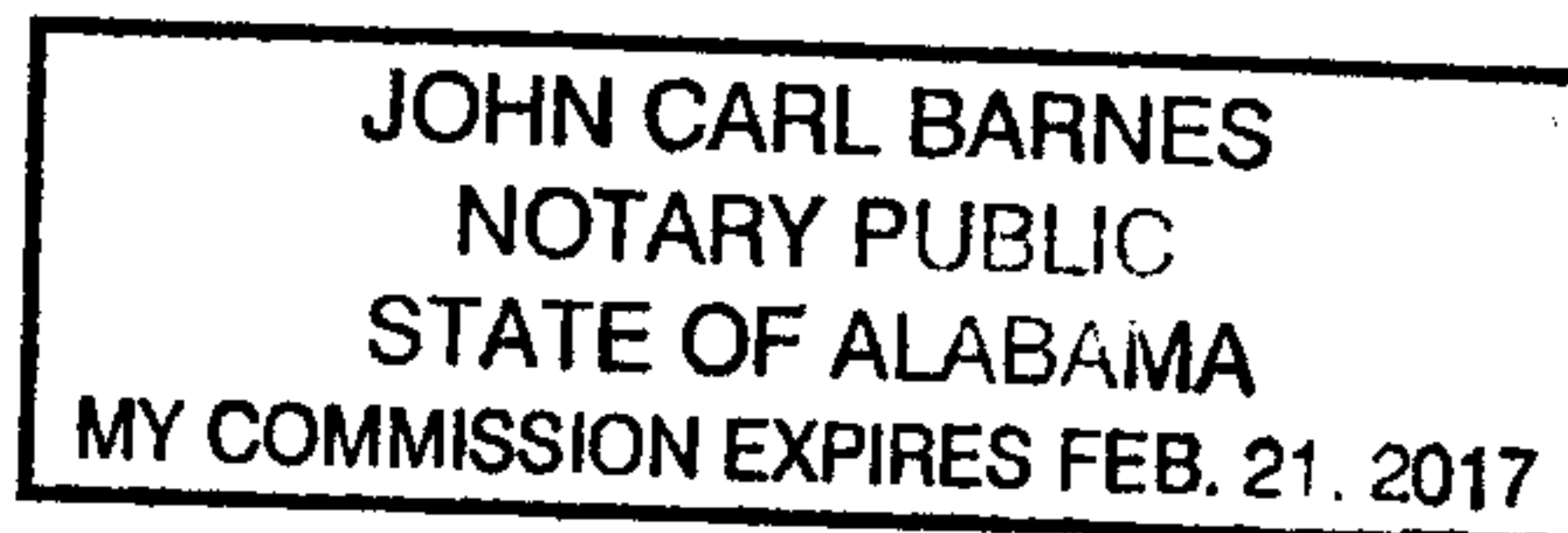
STATE OF ALABAMA)

SHELBY COUNTY)

I, the undersigned authority, a **Notary Public**, in and for said State and County, hereby certify that JAMES RONNIE HERRINGTON and JESSIE PAULEINE HERRINGTON, 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 this conveyance, they executed the same voluntarily on the same bears date.

Given under my hand and official seal this 2nd day of January, 20 14.


NOTARY PUBLIC



Real Estate Sales Validation Form

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

Grantor's Name Ronnie Hennington
Mailing Address 665 Crash Ln
Columbus MS 39201

Grantee's Name Jesse Pauline Hennington
Mailing Address Same as Property

Property Address 6029 Mill CR. DR
Bham AL
35242

Date of Sale _____
Total Purchase Price \$ _____
or
Actual Value \$ _____
or
Assessor's Market Value \$ 184,300

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.

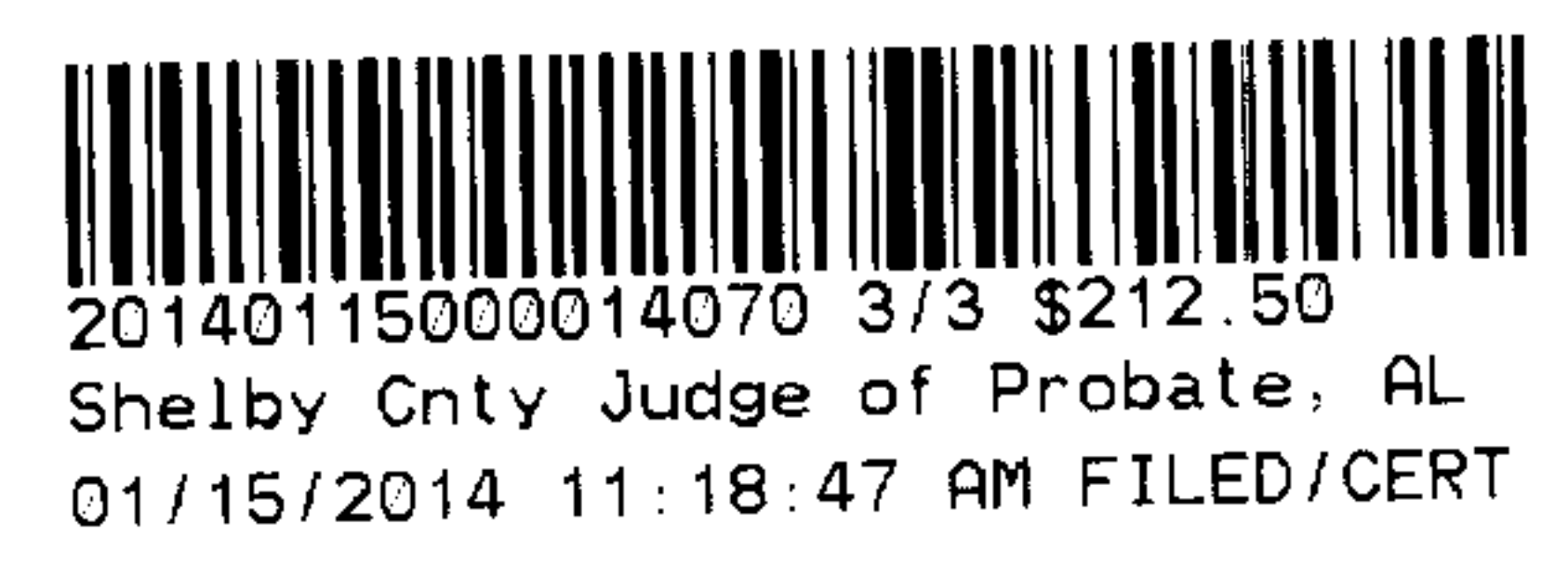
Property address - the physical address of the property being conveyed

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 1-15-14
☒ Unattested Lauren Nelson
(verified by)

Print Ronnie Hennington
Sign Ronnie Hennington
(Grantor/Grantee/Owner/Agent) circle one