



20140728000231840 1/3 \$61.00
Shelby Cnty Judge of Probate, AL
07/28/2014 03:10:00 PM FILED/CERT

This Instrument was Prepared by:

Send Tax Notice To: Brian E. White
Rhonda G. White

Mike T. Atchison, Attorney at Law
101 West College Street
Columbiana, AL 35051
File No.: S-14-21507

PO Box 438
Point Clear AL 36564

WARRANTY DEED JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR

State of Alabama

} Know All Men by These Presents:

County of Shelby

That in consideration of the sum of **Forty Thousand Dollars and No Cents (\$40,000.00)**, the amount of which can be verified in the Sales Contract between the parties hereto, to the undersigned Grantor (whether one or more), in hand paid by the Grantee herein, the receipt whereof is acknowledged, I or we, **James Earl Greene and Gerald M. Greene as Personal Representatives of the Estate of Lenward M. Green Probate Case #PR2013-00642 Probate Office, Shelby County Alabama** (herein referred to as Grantor, whether one or more), grant, bargain, sell and convey unto **Brian E. White and Rhonda G. White**, (herein referred to as Grantee, whether one or more), the following described real estate, situated in Shelby, County, Alabama, to wit;

SEE EXHIBIT "A" ATTACHED HERETO

Property may be subject to taxes for 2014 and subsequent years, all covenants, restrictions, conditions, easements, liens, set back lines, and other rights of whatever nature, recorded, and/or unrecorded. No part of the homestead of the Grantors herein.

\$43,000.00 of the purchase price of the above described property was financed with the proceeds of a mortgage loan closed simultaneously herewith.

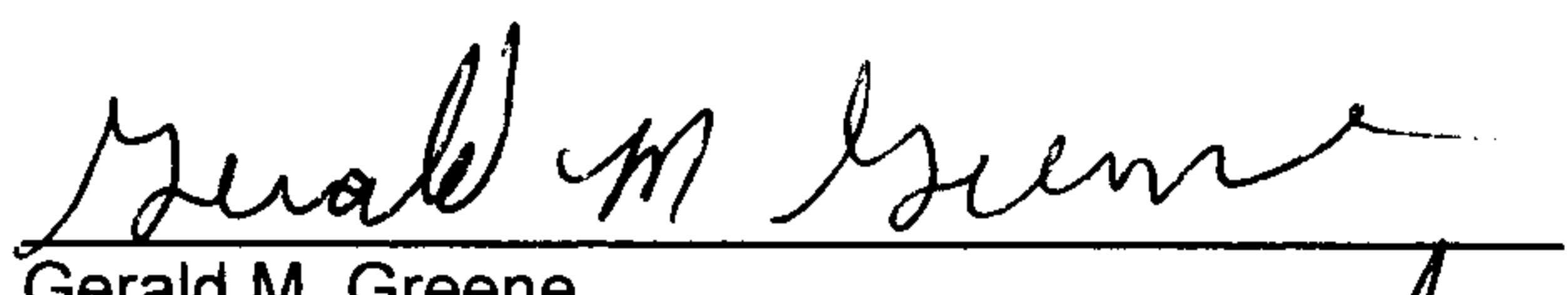
TO HAVE AND TO HOLD to the said Grantees for and during their joint lives and upon the death of either of them, then to the survivor of them in fee simple, and to the heirs and assigns of such survivor forever, together with every contingent remainder and right of reversion.

And I (we) do for myself (ourselves) and for my (our) heirs, executors and administrators covenant with the said Grantees, their heirs and assigns, that 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, their heirs and assigns forever, against the lawful claims of all person.

IN WITNESS WHEREOF, I (we) have hereunto set my (our) hand(s) and seal(s) this the 25th day of July, 2014



James Earl Greene
Personal Representative



Gerald M. Greene
Personal Representative

Personal Represent

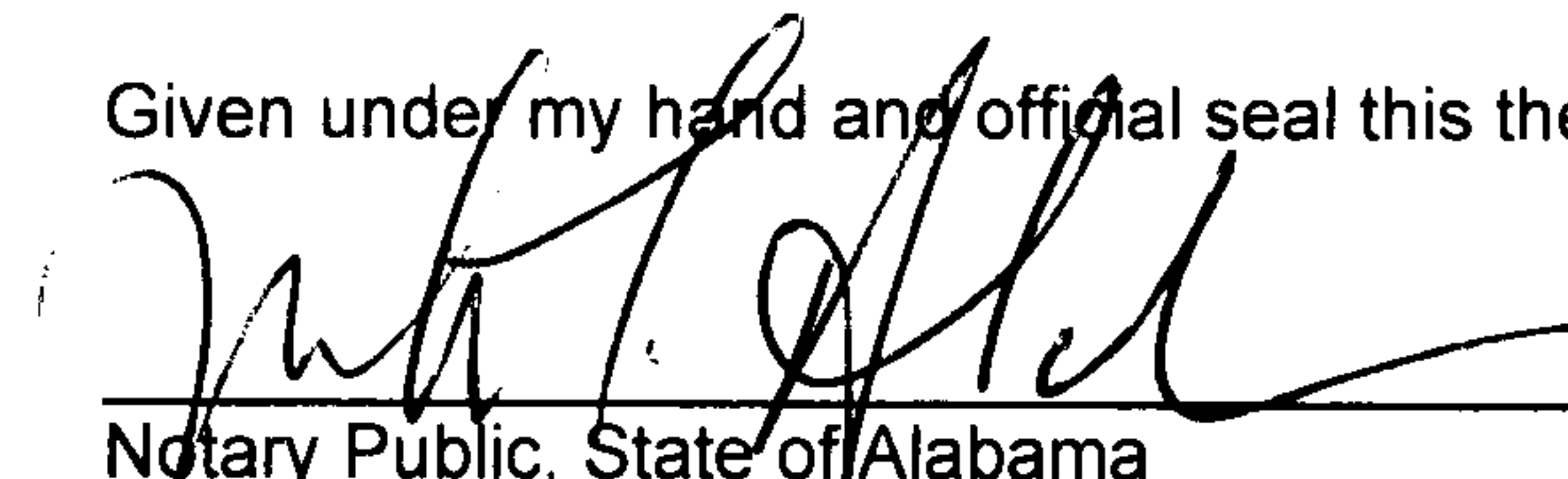
Personal Representative

State of Alabama

County of Shelby

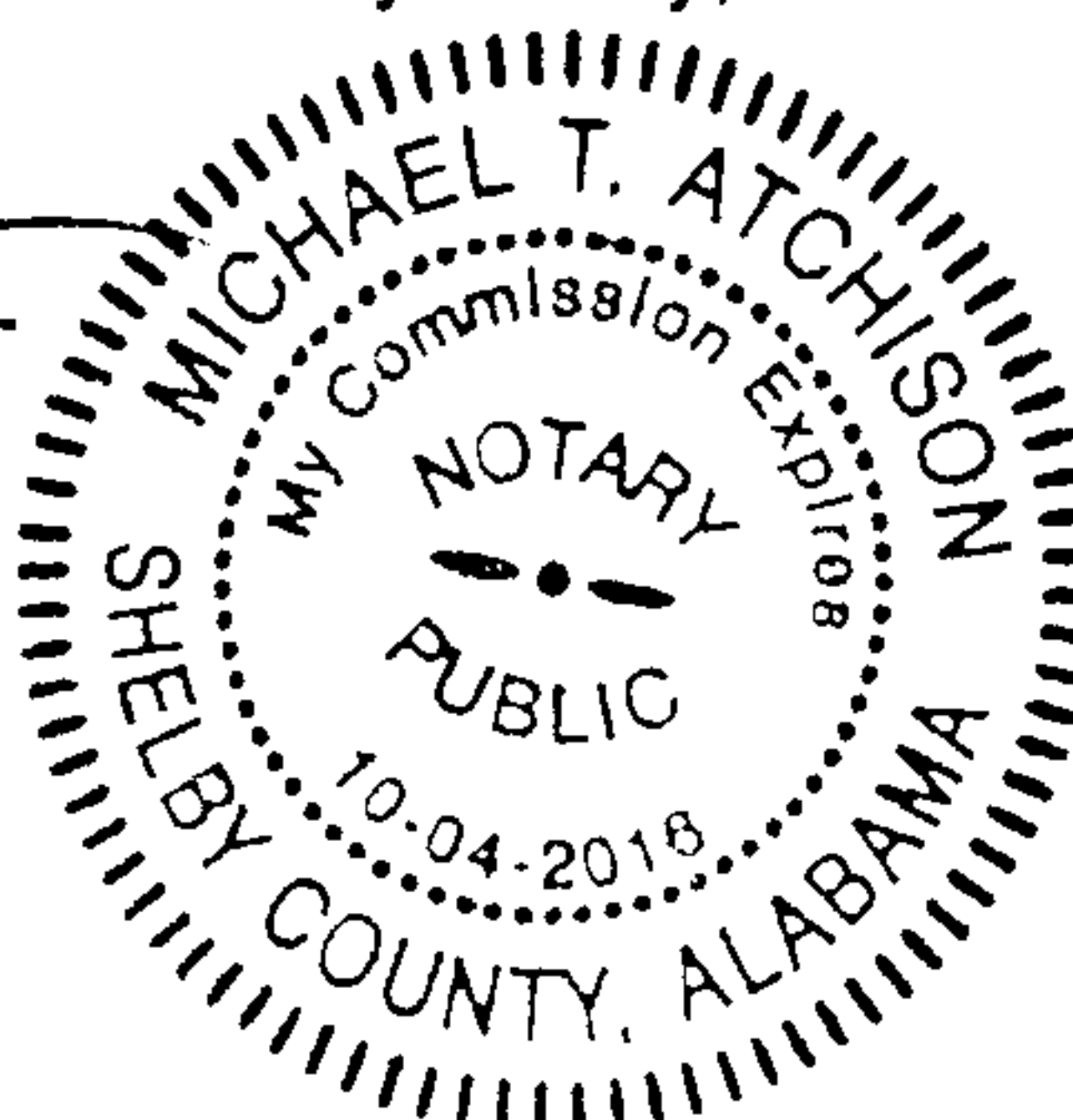
I, Mike T. Atchison, a Notary Public in and for the said County in said State, hereby certify that **James Earl Greene and Gerald M. Greene as Personal Representatives of the Estate of Lenward M. Green Probate Case #PR2013-00642 Probate Office, Shelby County Alabama** whose name(s) is/are signed to the 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 the 25th day of July, 2014.



Notary Public, State of Alabama
Mike T. Atchison

My Commission Expires: October 04, 2016



Shelby County, AL 07/28/2014
State of Alabama
Deed Tax: \$40.00

EXHIBIT "A"
LEGAL DESCRIPTION

PARCEL 2A:

Begin at the NE corner of Section 10, Township 19 South, Range 2 East, Shelby County, Alabama, said point being the Point of Beginning; thence South 01 degree 23 minutes 38 seconds East, a distance of 458.60 feet; thence North 89 degrees 06 minutes 56 seconds West, a distance of 209.93 feet; thence South 00 degrees 47 minutes 13 seconds West, a distance of 217.19 feet; thence North 88 degrees 25 minutes 50 seconds West, a distance of 286.66 feet; thence North 88 degrees 27 minutes 38 seconds West, a distance of 184.99 feet; thence North 05 degrees 33 minutes 46 seconds East, a distance of 666.94 feet; thence South 89 degrees 36 minutes 06 seconds East, a distance of 608.58 feet to the POINT OF BEGINNING.

-
me


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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 Estate of Lenward M. Greene

Grantee's Name Brian E. White
Rhonda G. White

Mailing Address

Mailing Address

Property Address 275 Mistletoe Lane
Vincent, AL 35178

Date of Sale July 25, 2014
Total Purchase Price \$40,000.00

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
☒ Sales Contract
☐ Closing Statement

☐ Appraisal
☐ Other

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 of 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 July 23, 2014

Print

Sign

Unattested

(verified by)

(Grantor/Grantee/Owner/Agent) circle one



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Form RT-1