

This instrument was prepared by:
William R. Justice
P.O. Box 587, Columbiana, Alabama 35051

Grantee's address:
43781 Highway 25
Vincent, AL 35178

STATUTORY WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

STATE OF ALABAMA


SHELBY COUNTY **KNOW ALL MEN BY THESE PRESENTS,**

That in consideration of the distribution of the estate of Lenward M. Greene, deceased, in accordance with his will probated in Case No. PR-2013-000642 in the Probate Court of Shelby County, Alabama, the undersigned James Earl Greene and Gerald M. Greene, co-personal representatives of said estate (herein referred to as GRANTOR, whether one or more) pursuant to the power given to them in said will does grant, bargain, sell and convey unto James E. Greene, Jr. and Rhonda A. Greene (herein referred to as GRANTEE, whether one or more) 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 Shelby County, Alabama to-wit:

Parcel 1

Commence at the NE corner of Section 10, Township 19 South, Range 2 East, Shelby County, Alabama; thence N89 deg. 36 min. 06 sec. W, a distance of 608.58 feet to the POINT OF BEGINNING; thence S05 deg. 33 min. 46 sec. W, a distance of 666.94 feet; thence S88 deg. 27 min. 38 sec. E, a distance of 184.99 feet; thence S10 deg. 11 min. 39 sec. E, a distance of 283.45 feet; thence S83 deg. 29 min. 20 sec. W, a distance of 139.87 feet; thence S05 deg. 13 min. 38 sec. E, a distance of 314.09 feet to the beginning of a non-tangent curve to the right, having a radius of 345.00, a central angle of 21 deg. 53 min. 38 sec., and subtended by a chord which bears N74 deg. 06 min. 51 sec. W, and a chord distance of 131.03 feet; thence along the arc of said curve, a distance of 131.83 feet; thence N63 deg. 33 min. 45 sec. W, a distance of 62.32 feet to the beginning of a curve to the left, having a radius of 350.00, a central angle of 23 deg. 58 min. 22 sec., and subtended by a chord which bears N75 deg. 10 min. 01 sec. W, and a chord distance of 145.38 feet; thence along the arc of said curve, a distance of 146.44 feet; thence N06 deg 52 min. 29 sec. W, a distance of 438.79 feet; thence S86 deg. 05 min. 00 sec. W, a distance of 99.92 feet; thence N06 deg. 45 min. 11 sec. W, a distance of 91.75 feet; thence S85 deg. 29 min. 10 sec. W, a distance of 352.26 feet; thence N01 deg. 05 min. 29 sec. E, a distance of 688.80 feet; thence S89 deg. 36 min. 06 sec. E, a distance of 763.33 feet to the POINT OF BEGINNING. Said Parcel containing 16.48 acres, more or less.


Shelby County, AL 08/27/2014
State of Alabama
Deed Tax: \$65.50

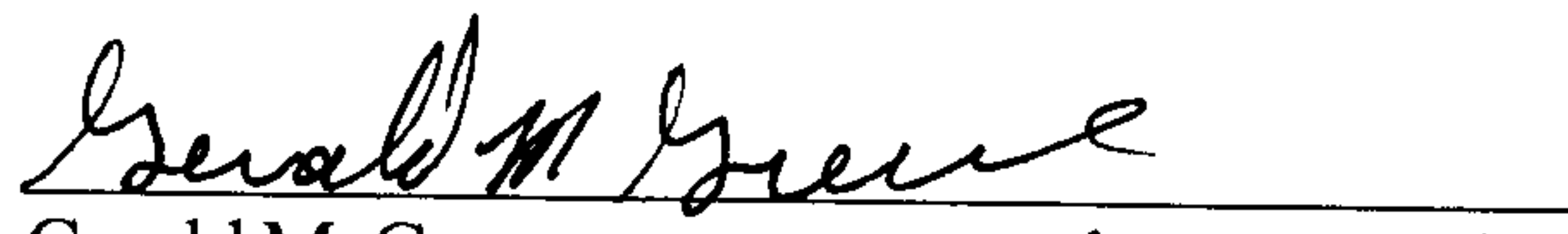

20140827000269530 1/3 \$86.50
Shelby Cnty Judge of Probate, AL
08/27/2014 10:21:07 AM FILED/CERT

Lenward M. Greene was the surviving grantee in deeds recorded in Deed Book 177, Page 520 and Deed Book 226, Page 755. The other grantee Audrey J. Greene having died September 5, 2006.

TO HAVE AND TO HOLD to the said GRANTEE, 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 be the heirs and assigns of such survivor forever, together with every contingent remainder and right of reversion.

IN WITNESS WHEREOF, GRANTOR has hereunto set GRANTOR'S hand and seal, this 18th day of August, 2014.


James Earl Green, as co-personal representative


Gerald M. Greene, co-as personal representative

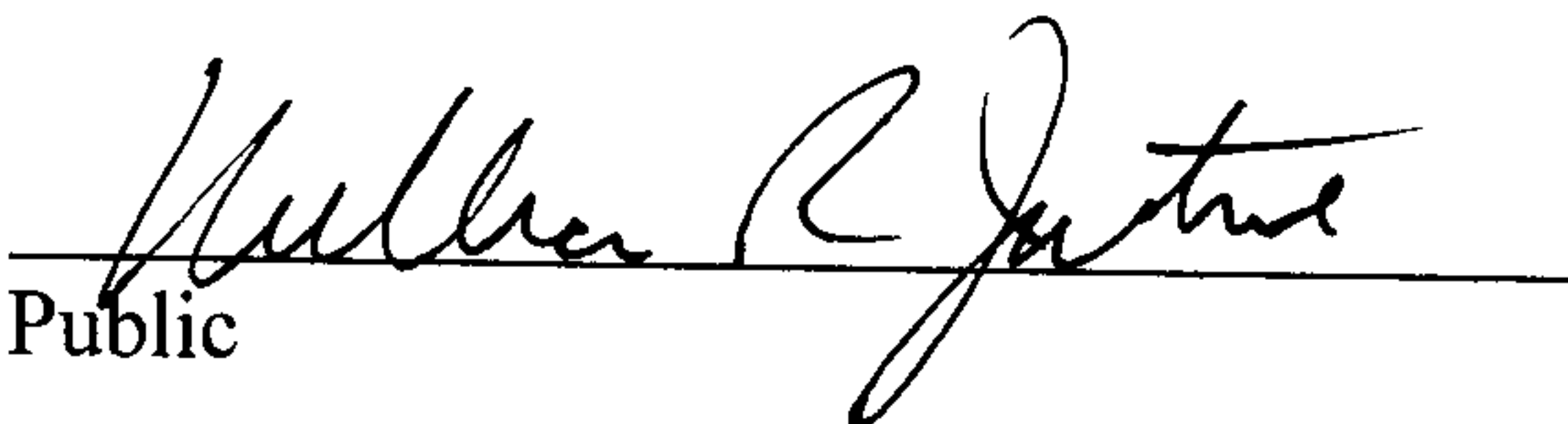
STATE OF ALABAMA
COUNTY OF SHELBY


Acknowledgment

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that James Earl Green and Gerald M. Greene, whose names as co-personal representatives of the estate of Lenward M. Greene, deceased, 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 the conveyance, they as such co-personal representatives executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 18th day of August, 2014.




Notary Public


20140827000269530 2/3 \$86.50
Shelby Cnty Judge of Probate, AL
08/27/2014 10:21:07 AM FILED/CERT

Real Estate Sales Validation Form

This Document must be filed in accordance with Code of Alabama 1975, Section 40.22.1

Grantor's Name :
Mailing Address James Earl Greene
275 Mistletoe Lane
Vincent, AL 35178

Grantee's Name: James E. Greene, Jr. & Rhonda Greene
Mailing Address: 43781 Hwy 25
Vincent, AL 35178

Property Address: 288 Mistletoe Lane
Vincent, AL 35178

Date of Sale 8-18-14
Total Purchase Price \$ _____
or
Actual Value \$ _____
or
Assessor's Market Value \$ 65,391.00

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 – Tax Assessor Records

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 8-18-14

Sign Gerald M. Greene
(Grantor/Grantee/Owner/Agent) circle one

Print Gerald M. Greene

☐ Unattested

(Verified by)