

This Instrument prepared by:
Christa C. Ketchum
Law Office of Christa C. Ketchum, LLC
1220 Alford Avenue
Birmingham, AL 35226

SEND TAX NOTICE TO:
Suzanne Harp and Brett Harp
5222 Greystone Way
Hoover, AL 35242

WARRANTY DEED

20140917000291520 1/2 \$1272.00
Shelby Cnty Judge of Probate, AL
09/17/2014 12:45:36 PM FILED/CERT

STATE OF ALABAMA)

SHELBY COUNTY)

KNOW ALL MEN BY THESE PRESENTS, That in consideration of the sum of One Million Two Hundred Fifty-Five Thousand And No/100 Dollars (\$1,255,000.00) paid by the grantee herein, the receipt of which is hereby acknowledged, I/we, **Joseph Lenart**, surviving grantee (hereinafter grantor, whether one or more), do grant, bargain, sell and convey unto **Suzanne Harp and Brett Harp** (hereinafter Grantees), as **joint tenants with rights of survivorship**, all of my/our right, title and interest in the following described real estate, situated in Shelby County, Alabama.

Lot 8, according to the Survey of Greystone, 9th Sector, as recorded in Map Book 21, Page 143, in the Probate Office of Shelby County, Alabama.

Subject to current taxes, all matters of public record, including, but not limited to easements, restrictions of record, and other matters which may be viewed by observation.

No Dollars And No/100 Dollars (\$0.00) of the consideration recited herein is from the proceeds of a purchase money mortgage of even date herewith.

NOTE: Deborah Lee Lenart, the other grantee in Inst #2013110500043731, died on or about 04/23/2014.

TO HAVE AND TO HOLD unto the said Grantees as joint tenants, with rights of survivorship, their heirs and assigns, forever; it being the intention of the parties to this conveyance that (unless the joint tenancy created is severed or terminated during the joint lives of the grantees herein) in the event one grantee herein survives the other, the entire interest in fee simple shall pass to the surviving grantee, and if one does not survive the other, then the heirs and assigns of the grantees herein shall take as tenants in common.

Grantor does, for Grantor and for Grantor's heirs, executors and administrators covenant with the said Grantees as joint tenants, with rights of survivorship, their heirs executors and administrators, that Grantor is lawfully seized in fee simple of said premises; that it is free from all encumbrances, unless otherwise noted above; that Grantor has a good right to sell and convey the same as aforesaid; that Grantor will and Grantor's heirs, executors and administrators shall warrant and defend the same to the said Grantees, and their heirs, executors and administrators forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the undersigned have hereunto set our hands and seals on September 15, 2014.


Joseph Lenart

STATE OF ALABAMA
JEFFERSON COUNTY

North Carolina
Mecklenburg
I, the undersigned, Notary Public, in and for said County in said State, hereby certify that Joseph Lenart, whose name is signed to the foregoing instrument, and who is known to me, acknowledged before me on this day that, being informed of the contents of the instrument, he executed the same voluntarily on the day of the same bears date.

Given under my hand and Official seal this 15th day of September, 2014.


Notary Public

JOSHUA S JOERG
Notary Public
Mecklenburg County
North Carolina
My Commission Expires Oct 27, 2015

Shelby County, AL 09/17/2014
State of Alabama
Deed Tax: \$1255.00

Real Estate Sales Validation Form
This Document must be filed in accordance with Code of Alabama 1975, Section 40-22-1

Grantor's Name Joseph Lenart

Grantee's Name Suzanne Harp and Brett Harp

Mailing Address 5222 Greystone Way
 Hoover, AL 35242

Mailing Address _____

Property Address 5222 Greystone Way
 Hoover, AL 35242

Date of Sale September 15, 2014

Total Purchase Price \$1,255,000.00

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

____ Appraisal

____ Sales Contract

____ Other: _____

 X 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 - Joseph Lenart, 5222 Greystone Way, Hoover, AL 35242.

Grantee's name and mailing address - Suzanne Harp and Brett Harp, . .

Property address - 5222 Greystone Way, Hoover, AL 35242

Date of Sale - September 15, 2014.

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 with 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: September 15, 2014

Sign _____
Agent


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