

This instrument prepared by:
David Ovson
2807 Cahaba Road
Birmingham, AL 35223

SEND TAX NOTICE TO:
Kathy L. Cross and Joye Mardis
4561 Guilford Circle
Hoover, AL 35242

WARRANTY DEED



20141106000351490 1/2 \$20.00
Shelby Cnty Judge of Probate, AL
11/06/2014 03:44:53 PM FILED/CERT

KNOW ALL MEN BY THESE PRESENTS, That in consideration of the sum of One Hundred Sixty-One Thousand Eight Hundred And No/100 Dollars (\$161,800.00) paid by the grantee herein, the receipt of which is hereby acknowledged, I/we, Ellen A. Buffington, an unmarried woman (hereinafter grantor, whether one or more), do grant, bargain, sell and convey unto Kathy L. Cross and Joye Mardis (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 112, according to the Final Record Plat of Greystone Farms, Phase 1, as recorded in Map Book 20, Page 105, in the Probate Office of Shelby County, Alabama.

NOTE: Kathy L. Cross is the same person as Kathryn L. Cross

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. *Nine

*Nine

One Hundred Fifty-Eight Thousand Eight Hundred Sixty* Dollars And No/100 Dollars
(\$158,869.00) of the consideration recited herein is from the proceeds of a purchase
money mortgage of even date herewith.

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 October 14, 2014.

Ellen A. Buffington

Shelby County, AL 11/06/2014
State of Alabama
Deed Tax: \$3.00

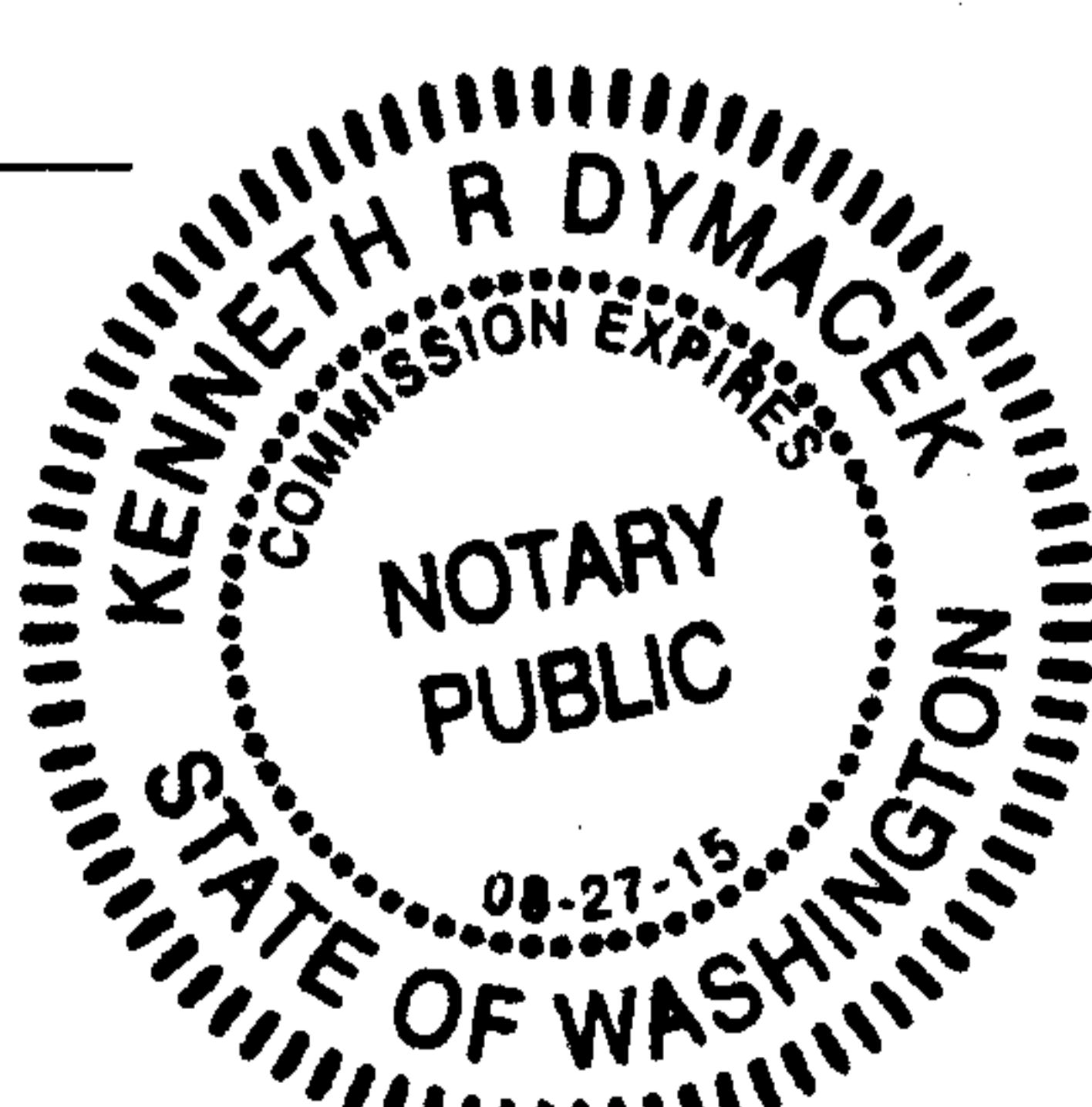
STATE OF WASHINGTON

COUNTY OF King

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify **Ellen A. Buffington** whose name is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this day, that, being informed of the contents of the conveyance she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal on 10th day of October, 2014.

Notary Public
My Commission Expires: 8/27/15



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

Grantor's Name Ellen A. Buffington
Mailing Address 4561 Guilford Circle
Birmingham, AL 35242

Grantee's Name Kathryn L. Cross and Joye N. Mardis
Mailing Address 4561 Guilford Circle
Birmingham, AL 35242

Property Address 4561 Guilford Circle
Birmingham, AL 35242

Date of Sale October 28, 2014
Total Purchase Price \$161,800.00
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:
 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 - Ellen A. Buffington, 4561 Guilford Circle, Birmingham, AL 35242.

Grantee's name and mailing address - Kathryn L. Cross and Joye N. Mardis, 4561 Guilford Circle, Birmingham, AL 35242.

Property address - 4561 Guilford Circle, Birmingham, AL 35242

Date of Sale - October 28, 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 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: October 28, 2014

Sign Lindsey Bradford
Agent

