


**THIS INSTRUMENT WAS PREPARED WITHOUT BENEFIT OF TITLE.**  
**LEGAL DESCRIPTION WAS PROVIDED BY GRANTOR.**

This Instrument was prepared by:  
**Mike T. Atchison**  
**P O Box 822**  
**Columbiana, AL 35051**

  
20141218000398310 1/2 \$21.50  
Shelby Cnty Judge of Probate, AL  
12/18/2014 02:56:03 PM FILED/CERT

Send Tax Notice to:  
**Robert Earl Green**  
**6355 Hwy 85**  
**Vincent, AL 35778**

**WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP**

**STATE OF ALABAMA )**  
**COUNTY OF SHELBY )**

KNOW ALL MEN BY THESE PRESENTS, That in consideration **TWO THOUSAND FOUR HUNDRED SIXTY DOLLARS AND 00/100 (2,460.00)**, and other good and valuable considerations to the undersigned grantor (whether one or more), in hand paid by grantee herein, the receipt whereof is acknowledged, I or we, **Robert Earl Green, a single man** (herein referred to as **Grantor**) grant, bargain, sell and convey unto **Rachel R. Greene, Kevin Jace Greene, Daniel Josef Greene and Robert Cullen Green**, (herein referred to as **Grantees**), the following described real estate, situated in: **SHELBY** County, Alabama, to-wit:

A parcel in the Northwest Quarter of the Southwest Quarter of Section 14, Township 19 South, Range 2 East in Shelby County, Alabama and being more particularly described as follows: Commence at the Northwest corner of said Quarter-Quarter Section and run South 00° 32' 35" West along the West line of said Quarter-Quarter Section for 660.67 feet, thence South 89° 15' 45" East for 1232.45 feet existing 3/8" rebar on the West right-of-way of Shelby County Highway 85 (80' right-of-way), thence North 01° 17' 15" East along said right-of-way for 189.39 feet to a 5/8" rebar set at the Point of Beginning. Thence continue North 01° 17' 15" East along said West right-of-way for 140.61 feet to an existing 5/8" rebar, thence North 02° 35' 45" East along said Highway for 164.44 feet to a 5/8" rebar set, thence (leaving right-of-way) run North 87° 46' 10" West for 214.43 feet to an existing 1/2" pipe, thence South 01° 46' 00" West for 176.67 feet to an existing 5/8" rebar, thence South 01° 06' 55" West for 139.91 feet to an existing 5/8" rebar, thence North 89° 06' 45" East for 211.86 feet to the Point of Beginning. The above containing 1.52 acres more or less.


**SUBJECT TO:**

1. Ad valorem taxes due and payable October 1, 2014.
2. Easements, restrictions, rights of way, and permits of record.

**TO HAVE AND TO HOLD** Unto the said **GRANTEES** as joint tenants, with right of survivorship, their heirs and assigns, forever; it being the intention of the parties to this conveyance, that (unless the joint tenancy hereby 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.

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

**IN WITNESS WHEREOF**, I have hereunto set my hand and seal this 9<sup>th</sup> day of ~~November~~ <sup>December</sup>, 2014

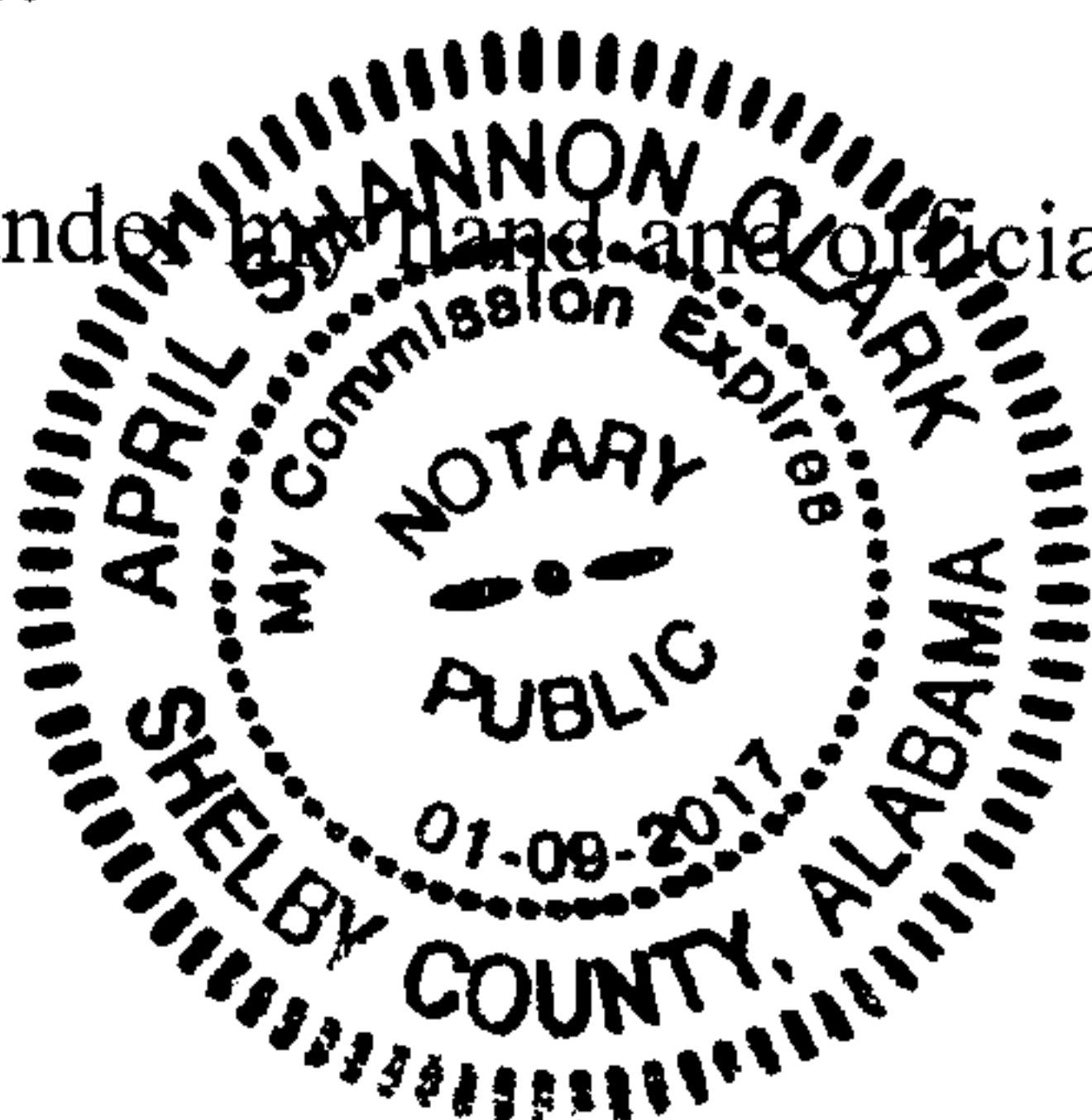
  
\_\_\_\_\_  
**Robert Earl Greene**

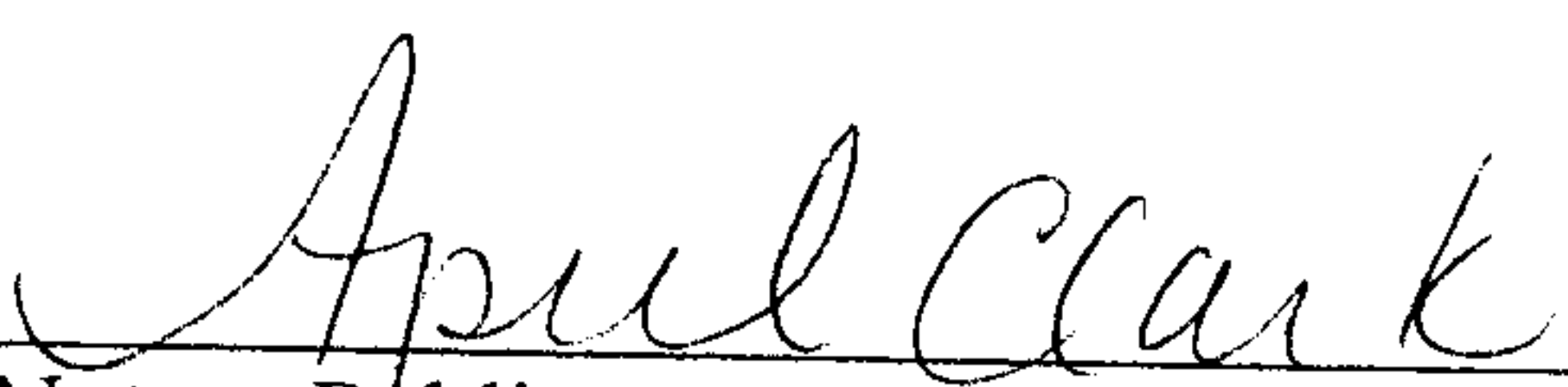
Shelby County, AL 12/18/2014  
State of Alabama  
Deed Tax: \$2.50

**STATE OF ALABAMA )**  
**COUNTY OF SHELBY )**

I, the undersigned authority, a Notary Public in and for said County, in said State hereby certify that **Robert Earl Green** 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, he executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 9<sup>th</sup> day of ~~November~~ <sup>December</sup>, 2014.



  
\_\_\_\_\_  
Notary Public  
My Commission Expires: 1-9-2017



# Real Estate Sales Validation Form


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

Grantor's Name	<u>Robert Earl Green</u>	Grantee's Name	<u>Rachel Green</u> <u>Kevin Jace Green</u> <u>Daniel Jose f Greene</u> <u>Robert Cuilen Green</u>
Mailing Address	<u>U355 Hwy 85</u> <u>Vincent, AL 35778</u>	Mailing Address	<u>U355 Hwy 85</u> <u>Vincent, AL 35778</u>
Property Address	<u>Vacant</u> <u>Vincent, AL 35778</u>	Date of Sale	<u>12-9-14</u>
		Total Purchase Price	_____
		or	_____
		Actual Value	_____
		or	_____
		Assessor's Market Value	<u>2,460.00</u>

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

  
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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 12-9-14

Print Mike T Atchison

\_\_\_\_\_ Unattested

AC  
(verified by)

Sign Mike T Atchison  
(Grantor/Grantee/Owner/Agent) circle one