

NTC1500128

Send tax notice to:

Charles E. Penton

Antoinette R. Penton

316 Woodward Court

Birmingham, AL 35242

This instrument prepared by:

Stewart & Associates, P.C.

3595 Grandview Pkwy, #645

Birmingham, Alabama 35243

State of Alabama

County of Shelby

**WARRANTY DEED**



20150424000134200 1/3 \$197.00  
Shelby Cnty Judge of Probate, AL  
04/24/2015 02:45:55 PM FILED/CERT

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of Eight Hundred One Thousand Five Hundred and 00/100 Dollars (\$801,500.00) in hand paid to the undersigned **Walter M. Wallace and Jan Wallace, husband and wife** (hereinafter referred to as "Grantors"), by **Charles E. Penton and Antoinette R. Penton** (hereinafter referred to as "Grantees"), the receipt and sufficiency of which are hereby acknowledged, Grantors do, by these presents, grant, bargain, sell, and convey unto Grantees, as joint tenants with right of survivorship, the following described real estate situated in Shelby County, Alabama, to-wit:

Lot 29, according to the Map of Legacy Place of Greystone, as recorded in Map Book 27, Page 36, in the Probate Office of Shelby County, Alabama.

Together with the non-exclusive easement to use the private roadways, common areas and Hugh Daniel Drive, all as more particularly described in the Greystone Residential Declaration of Covenants, Conditions and Restrictions dated November 6, 1990 and recorded in Real Volume 317, Page 260, in the Probate Office of Shelby County, Alabama, and all improvements thereto (which, together with all amendments thereto, are hereinafter collectively referred to as the "Declaration")

SUBJECT TO:

ADVALOREM TAXES DUE OCTOBER 01, 2015 AND THEREAFTER.

BUILDING AND SETBACK LINES, RESTRICTIONS, COVENANTS AND CONDITIONS OF RECORD.

\$624,800.00 OF THE CONSIDERATION AS WAS PAID FROM THE PROCEEDS OF A MORTGAGE LOAN.

TO HAVE AND TO HOLD to Grantees, as joint tenants, with right of survivorship, their heirs, executors, administrators and assigns forever.

The Grantors do for themselves, their heirs and assigns, covenant with Grantees, their heirs, executors, administrators and assigns, that they are lawfully seized in fee simple of said premises;

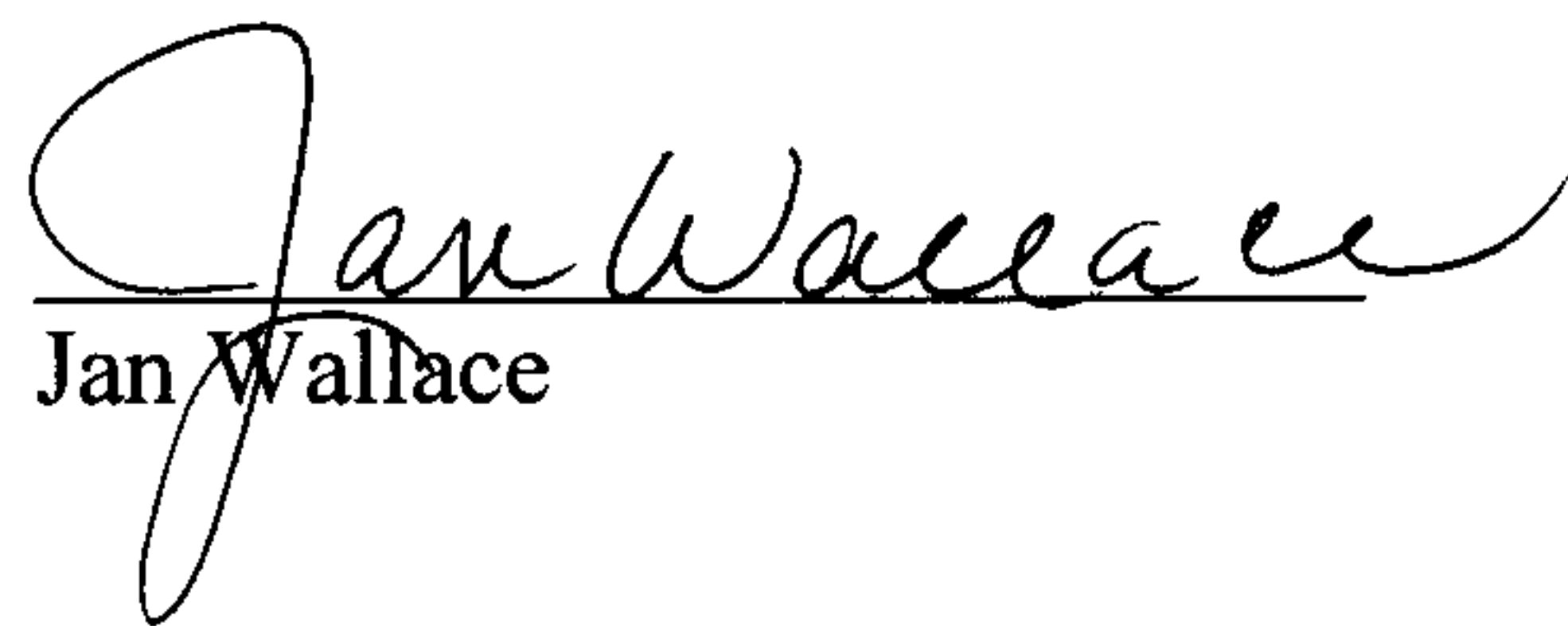
Shelby County, AL 04/24/2015  
State of Alabama  
Deed Tax: \$177.00

that they are free from all encumbrances except as noted above; that they have a good right to sell and convey the same as aforesaid; and that they will, and their heirs, executors, administrators shall warrant and defend the same to the said Grantees, their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, Grantors, Walter M. Wallace and Jan Wallace, have hereunto set their signatures and seals on April 20, 2015.



Walter M. Wallace



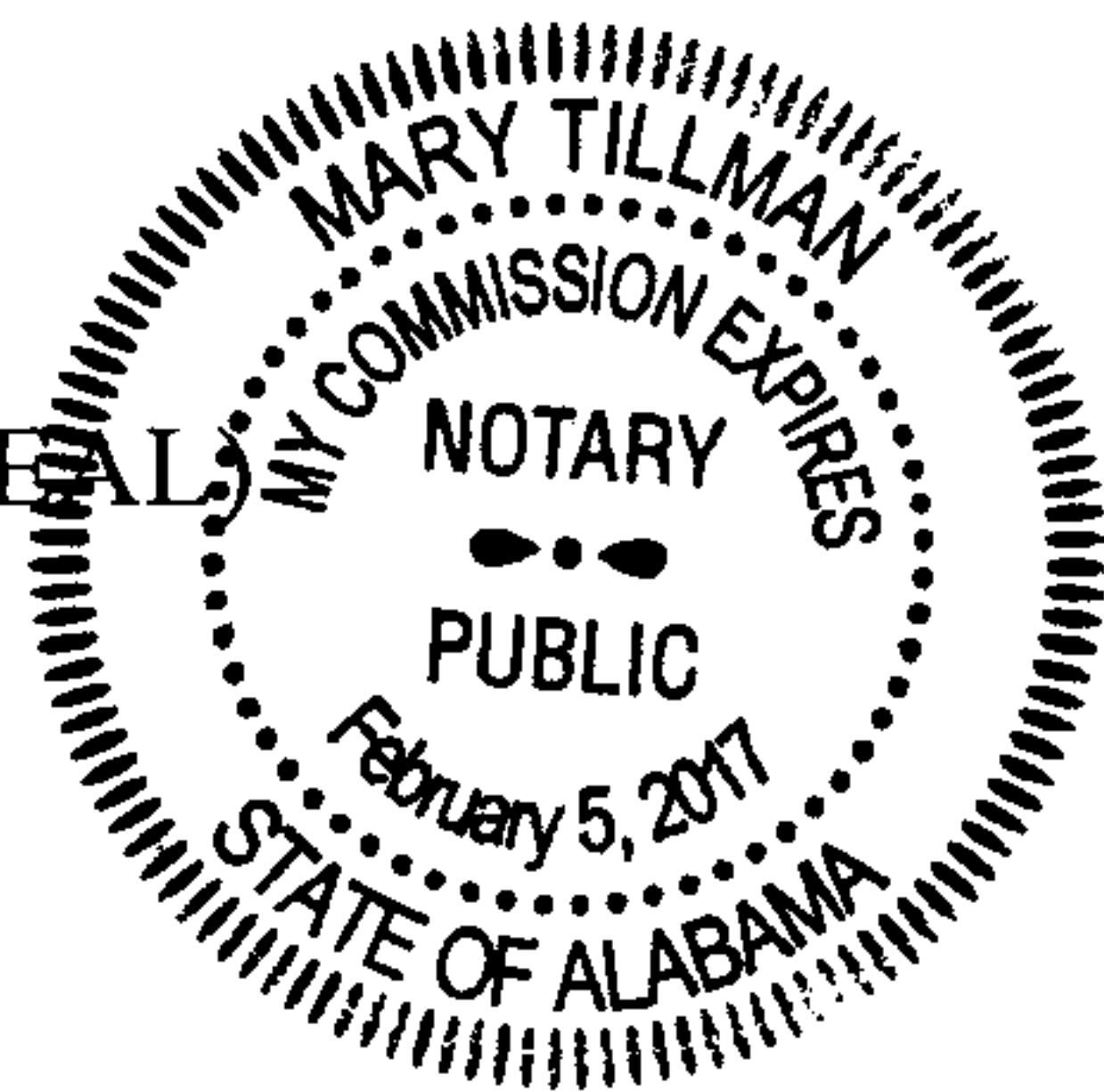
Jan Wallace

STATE OF ALABAMA  
COUNTY OF JEFFERSON

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Walter M. Wallace and Jan Wallace, whose names are signed to the foregoing instrument, and who are known to me, acknowledged before me on this day, that, being informed of the contents of the said instrument, they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this the 20th day of April, 2015.

(NOTARIAL SEAL)



Notary Public

Print Name:

Commission Expires:



20150424000134200 2/3 \$197.00  
Shelby Cnty Judge of Probate, AL  
04/24/2015 02:45:55 PM 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: Walter M. Wallace and Jan Wallace  
Mailing Address: 532 Greenbrier Way  
Hoover AL 35244

Grantee's Name: Charles E. Penton and Antoinette R. Penton  
Mailing Address: 316 Woodward Court  
Birmingham, AL 35242

V

Property Address: 316 Woodward Court  
Birmingham, AL 35242

County: Shelby

Date of Sale: 4/20/2015  
Total Purchase Price: \$801,500.00

or  
Actual Value: \$ n/a

or  
Assessor's Market Value: \$ n/a

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: 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: 4/20/2015

Print: Michelle Pouncey

Unattested



20150424000134200 3/3 \$197.00  
Shelby Cnty Judge of Probate, AL  
04/24/2015 02:45:55 PM FILED/CERT

Sign

( Grantor / Grantee / Owner ( Agent ) Circle One

Form RT-1