

Send tax notice to:
Edna J. Buckner
1118 Berwick Road
Birmingham, Alabama 35242

This Instrument Prepared By:
Virginia S. Boliek, Esq.
Dominick Feld Hyde, P.C.
1130 22nd Street South
Ridge Park, Suite 4000
Birmingham, Alabama 35205

Shelby County, AL 05/12/2015
State of Alabama
Deed Tax: \$126.00

THIS INSTRUMENT HAS BEEN PREPARED IN ACCORDANCE WITH THE INFORMATION SUPPLIED BY THE PARTIES HERETO. NO TITLE EXAMINATION AND/OR OPINION WAS REQUESTED OF DOMINICK FELD HYDE, P.C. BY EITHER GRANTOR OR GRANTEE, AND NONE WAS CONDUCTED AND/OR RENDERED. THIS INSTRUMENT MEETS THE REQUIREMENTS OF SECTION 40-22-1, CODE OF ALABAMA 1975, AS AMENDED (ALSO KNOWN AS ACT 2012-494).

WARRANTY DEED

STATE OF ALABAMA)

KNOW ALL MEN BY THESE PRESENTS:

SHELBY COUNTY)

WHEREAS, Charles A. Buckner, Sr., ("Charles Sr.") and Edna J. Buckner ("Edna") purchased the real property that is the subject of this Deed on March 27, 1996, and held the title to the property, pursuant to the deed listed as the Source of Title below, jointly for life with remainder to the survivor in fee simple.

WHEREAS, on or about July 7, 2006, Charles Sr. died, leaving title to the property in Edna in fee simple.

WHEREAS, Edna now desires to convey the property to herself for life with a remainder to her sons in fee simple.

NOW THEREFORE, in consideration of One Dollar and other good and valuable consideration, to the undersigned Grantor in hand paid by the Grantees herein, the receipt whereof is acknowledged, I, Edna J. Buckner, a widow (hereinafter referred to as "Grantor"), whose mailing address is 1118 Berwick Road, Birmingham, Alabama 35242, does grant, bargain, sell and convey unto Edna J. Buckner, for life, remainder to Charles A. Buckner, Jr., and Mark Alan Buckner in fee simple (hereinafter referred to as "Grantees"), whose mailing address is 1118 Berwick Road, Birmingham, Alabama 35242, all of the following described real estate situated in Shelby County, Alabama, to-wit:

Lot 10, according to the Survey of Greystone Ridge Garden Homes, as recorded in Map Book 16, Page 31, in the Probate Office of Shelby County, Alabama

Source of Title: Instrument No. 1996-11378.

Property Address: 1118 Berwick Road, Birmingham, Alabama 35242

Tax Assessor's Market Value \$188,800

This conveyance is made subject to the following:

1. The lien for ad valorem taxes due in the current year or any subsequent year but not yet payable.

2. All easements, liens, encumbrances, restrictions, rights-of-way, any reservations of mineral rights, and other matters of record in the Probate Office of Shelby County, Alabama, together with any deficiencies in quantity of land, easements, discrepancies as to boundary lines, overlaps, etc., which would be disclosed by a true and accurate survey of the property conveyed herein.

TO HAVE AND TO HOLD to said Grantees, their heirs, successors and assigns forever.

No warranty or covenant respecting the nature of the quality of the title to the property hereby conveyed is made by the Grantor other than that the Grantor has neither permitted nor suffered any lien, encumbrance or adverse claim to the property described herein since the date of acquisition thereof by the Grantor.

The Grantor and one of the Grantees, Edna J. Buckner, are one and the same person.

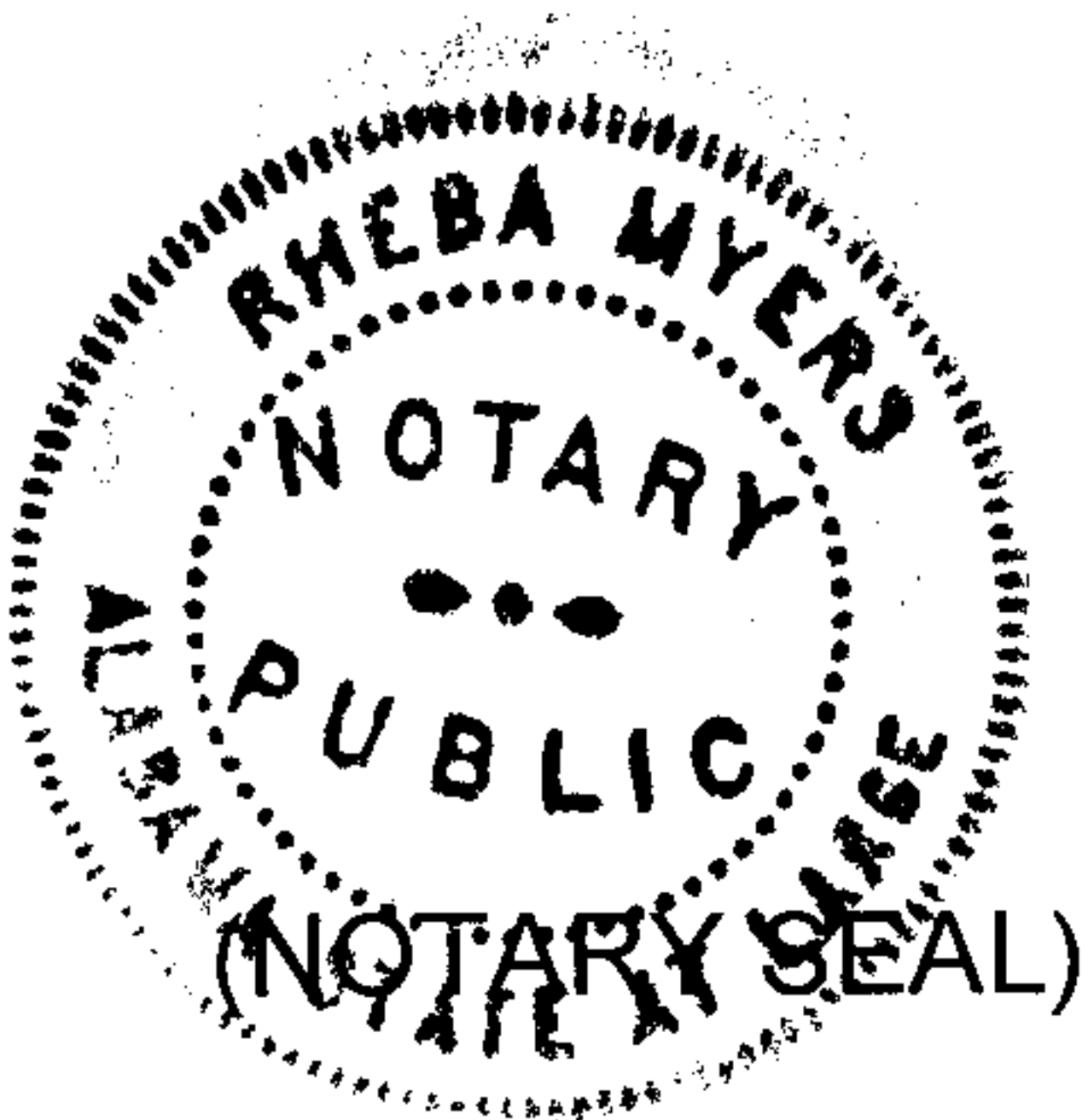
The above property constitutes the homestead of the Grantor.

IN WITNESS WHEREOF, the Grantor has hereunto set her hand and seal on May 11, 2015.

Edna J. Buckner
Edna J. Buckner

I, the undersigned authority, a Notary Public in and for the State of Alabama at Large, hereby certify that Edna J. Buckner, 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 on May 11, 2015.



Rheba Myers
Notary Public

Rheba Myers
Printed Name

My Commission Expires: 5/08/2019

