

This instrument was prepared by:  
Clayton T. Sweeney, Attorney  
2700 Highway 280 East, Suite 160  
Birmingham, AL 35223

Send Tax Notice To:  
Charles H. Giorlando and Mary Ann Giorlando  
5060 Greystone Way  
Birmingham, AL 35242

STATE OF ALABAMA )  
:  
COUNTY OF SHELBY )

**GENERAL WARRANTY DEED**

**KNOW ALL MEN BY THESE PRESENTS:** That, for and in consideration of **One Hundred Fifty-Nine Thousand Eight Hundred and 00/100 (\$159,800.00)**, and other good and valuable consideration, this day in hand paid to the undersigned **Jo Lynn Massengale Moon**, a married woman (hereinafter referred to as GRANTOR), in hand paid by the GRANTEES herein, the receipt whereof is hereby acknowledged, the GRANTOR does hereby give, grant, bargain, sell and convey unto the GRANTEES, **Charles H. Giorlando and Mary Ann Giorlando**, (hereinafter referred to as GRANTEES), their heirs and assigns, the following described Real Estate, lying and being in the County of **Shelby**, State of Alabama, to-wit:

**Lot 5, according to the Amended Map of Greystone Highlands, Phase I, as recorded in Map Book 19, Page 24, in the Probate Office of Shelby County, Alabama.**

Subject To:

Ad valorem taxes for 2015 and subsequent years not yet due and payable until October 1, 2015. Existing covenants and restrictions, easements, building lines and limitations of record.

Jo Lynn Massengale Moon is the surviving grantee of that survivorship deed in Instrument No. 20050728000379750; the other grantee, Joy Reid Varner, having died on or about the 30<sup>th</sup> day of November, 2012.

The property conveyed herein does not constitute the homestead of the grantor nor that of her spouse.

TO HAVE AND TO HOLD, the tract or parcel of land above described together with all and singular the rights, privileges, tenements, appurtenances, and improvements unto the said GRANTEES, their heirs and assigns forever.

AND SAID GRANTOR, for said GRANTOR, GRANTOR'S heirs, successors, executors and administrators, covenants with GRANTEES, and with GRANTEES' heirs and assigns, that GRANTOR is lawfully seized in fee simple of the said Real Estate; that said Real Estate is free and clear from all Liens and Encumbrances, except as hereinabove set forth, and except for taxes due for the current and subsequent years, and except for any Restrictions pertaining to the Real Estate of record in the Probate Office of said County; and that GRANTOR will, and GRANTOR'S heirs, executors and administrators shall, warrant and defend the same to said GRANTEES, and GRANTEES' heirs and assigns, forever against the lawful claims of all persons.

IN WITNESS WHEREOF, said GRANTOR has hereunto set hand and seal this the **22nd** day of **May**, **2015**.

20150528000176130 1/2 \$177.00  
Shelby Cnty Judge of Probate, AL  
05/28/2015 01:35:56 PM FILED/CERT

*Jo Lynn Massengale Moon*  
**Jo Lynn Massengale Moon**

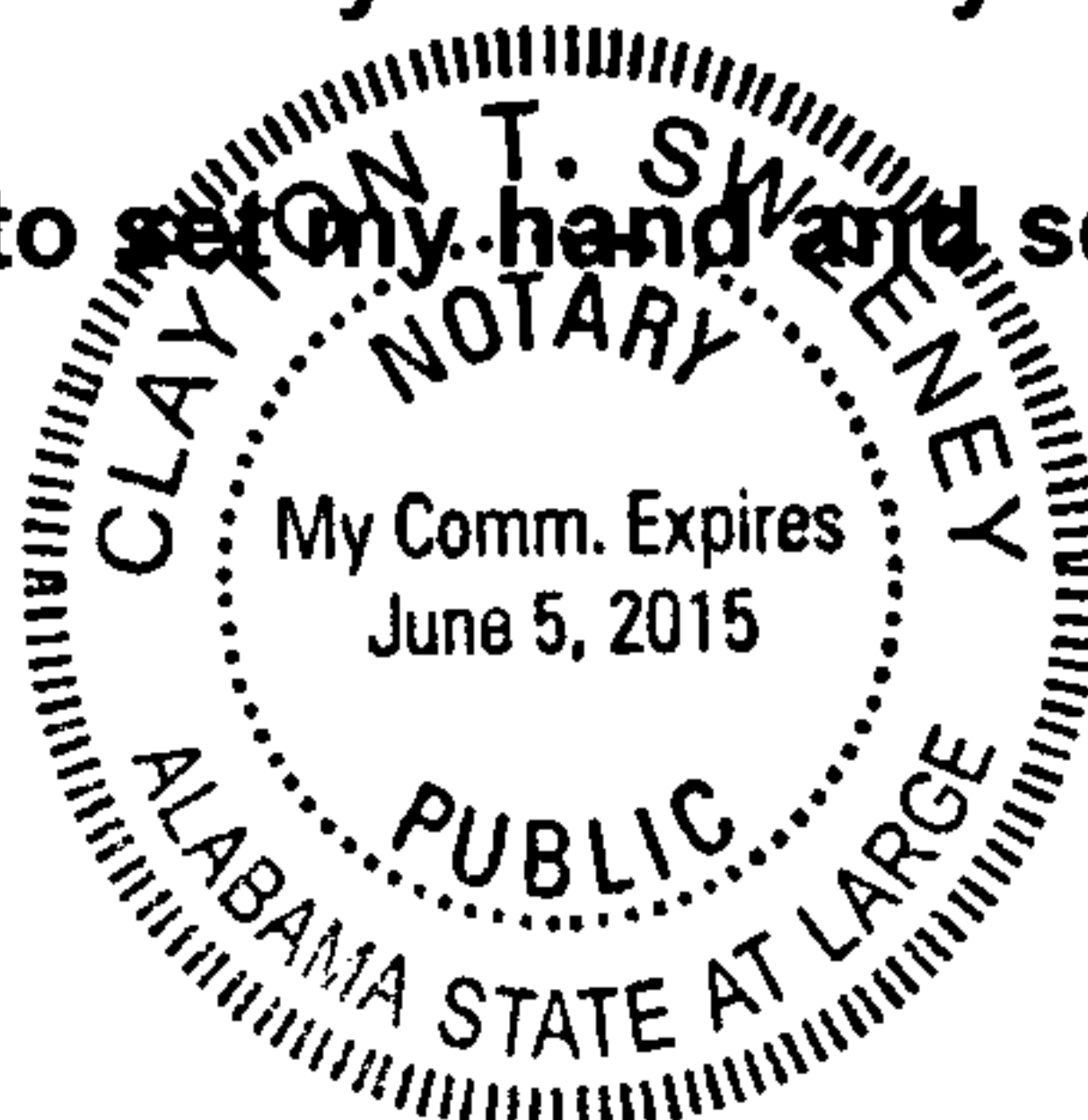
Shelby County, AL 05/28/2015  
State of Alabama  
Deed Tax: \$160.00

STATE OF ALABAMA )  
:  
COUNTY OF JEFFERSON )

I, the undersigned, a Notary Public, in and for said County and State, hereby certify that **Jo Lynn Massengale Moon**, a married woman, 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 Instrument she executed the same voluntarily on the day the same bears date.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this the **22nd** day of **May**, **2015**.

*[Signature]*  
NOTARY PUBLIC  
My Commission Expires: **06-05-2015**

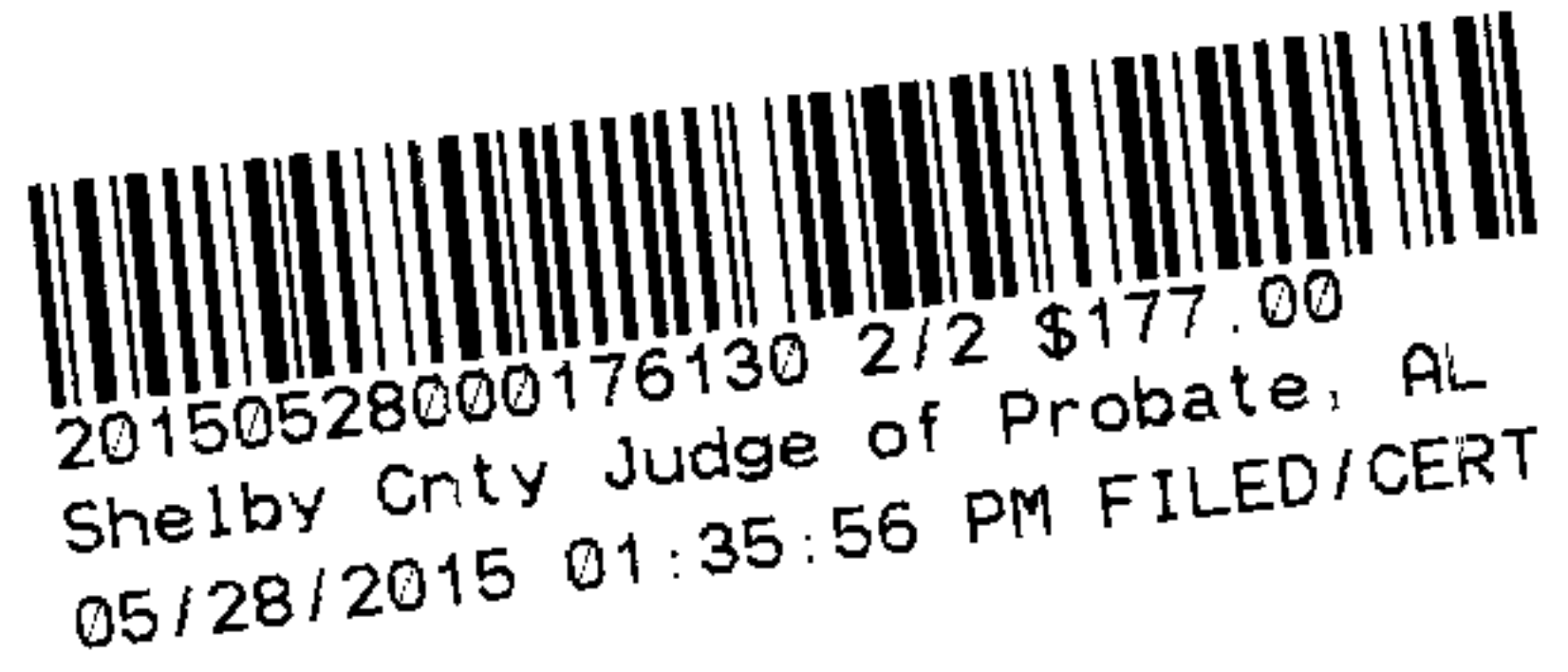


CLAYTON T. SWEENEY, ATTORNEY AT LAW

**Real Estate Sales Validation Form**

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

Grantor's Name	Jo Lynn Massengale Moon	Grantee's Name	Charles H. Giorlando and Mary Ann Giorlando
	576 Willow Brook Circle		5060 Greystone Way
Mailing Address	Birmingham, AL 35242	Mailing Address	Birmingham, AL 35242
Property Address	924 Greystone Highlands Circle Birmingham, AL 35242	Date of Sale	<u>May 22, 2015</u>



Total Purchase Price	\$ <u>159,800.00</u>
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
- Sales Contract
- Closing Statement
- Appraisal/ Assessor's Appraised Value

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 \_\_\_\_\_ Print Jo Lynn Massengale Moon

\_\_\_\_\_  
Unattested  
\_\_\_\_\_  
(verified by)

Sign Jo Lynn Massengale Moon  
(Grantor/Grantee/Owner/Agent) circle one

CLAYTON T. SWEENEY, ATTORNEY AT LAW