


THIS INSTRUMENT PREPARED BY:

F. Wayne Keith

Law Offices of F. Wayne Keith PC

120 Bishop Circle

Pelham, Alabama 35124


20150701000220280 1/3 \$50.00
Shelby Cnty Judge of Probate, AL
07/01/2015 09:21:41 AM FILED/CERT

_____[Space Above This Line For Recording Data]_____

WARRANTY DEED

Joint tenants with right of survivorship

STATE OF ALABAMA

SHELBY COUNTY

KNOW ALL MEN BY THESE PRESENTS, That in consideration of **One Hundred, Fifty Thousand and no/100's Dollars (\$150,000.00)** to the undersigned grantors,

Jennifer G. Greene and husband, Ray Greene

in hand paid by the grantees herein, the receipt whereof is hereby acknowledged the said grantors grant, bargain, sell and convey unto

Christopher Skinner and Brittani Skinner

as joint tenants with right of survivorship, the following described real estate situated in Shelby County, Alabama, to-wit:

Lot 514, according to the Survey of Lake Forest Fifth Sector, as recorded in Map Book 30, Page 25, in the Probate Office of Shelby County, Alabama.

Subject to:

- 1. All taxes for the year 2015 and subsequent years, not yet due and payable.**
- 2. Any encroachment, encumbrance, violation, variation, or adverse circumstances affecting title that would be disclosed by an accurate and complete survey of the land.**
- 3. Rights or claims of parties in possession not shown by the public records.**
- 4. Any lien, or right to lien, for services, labor, or material heretofore or hereafter furnished, imposed by law, and not shown by the public records.**
- 5. Any reappraisal, assessed value adjustment, roll back or escape taxes which may become due by virtue of any action of the Office of the Tax Assessor, The Office of the Tax Collector, and/or the Board of Equalization.**
- 6. Such state of facts as shown on subdivision plat recorded in Plat Book 30, Page 25.**
- 7. Minerals of whatsoever kind, subsurface and surface substances, including but not limited to coal, lignite, oil, gas, uranium, clay, rock, sand and gravel in, on, under and that may be produced from the Land, together with all rights, privileges, and immunities relating thereto.**
- 8. Subject to Covenants, conditions and restrictions (deleting therefrom, any restrictions indicating any preference, limitation or discrimination based on race, color, religion, sex, handicap, family status or national origin) as set forth in the document recorded in Instrument 2002-21381 in the Probate Office of Shelby County, Alabama.**
- 9. Right of Way to Alabama Power Company as recorded in Volume 219, Page 127; Volume 239, Page 881 and Volume 150, Page 89.**

Shelby County, AL 07/01/2015
State of Alabama
Deed Tax: \$30.00



20150701000220280 2/3 \$50.00
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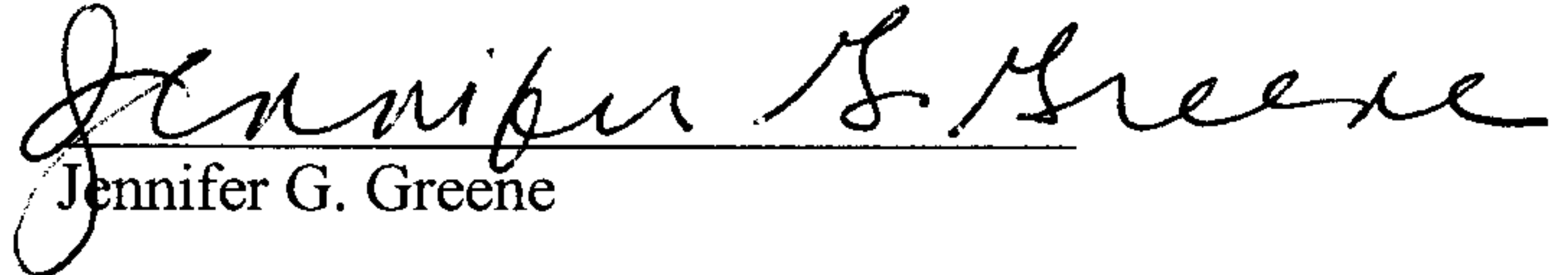
\$120,000.00 of the above consideration is paid by a Purchase Money Mortgage filed simultaneously herewith.

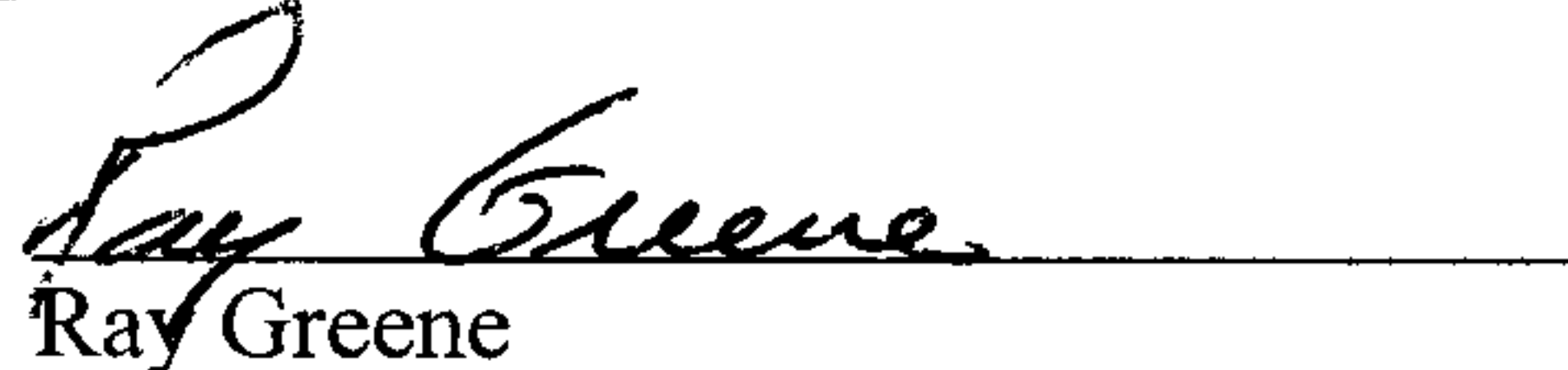
TO HAVE AND TO HOLD, to the said grantees as joint tenants, with right of survivorship, their heirs and assigns, forever; it being the intention of the parties to this conveyance, that (unless the joint tenancy hereby created is severed or terminated during the joint lives of the grantees herein) in the event one or more grantees 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 we do, for ourselves and for our heirs, executors and administrators covenant with the said grantees, their heirs and assigns, that we are lawfully seized in fee simple of said premises, that they are free of all encumbrances, unless otherwise noted above; that we have a good right to sell and convey the same as aforesaid; that we will and my heirs, executors and 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, we have hereunto set my hand and seal, this the 29th day of June, 2015.

WITNESS:

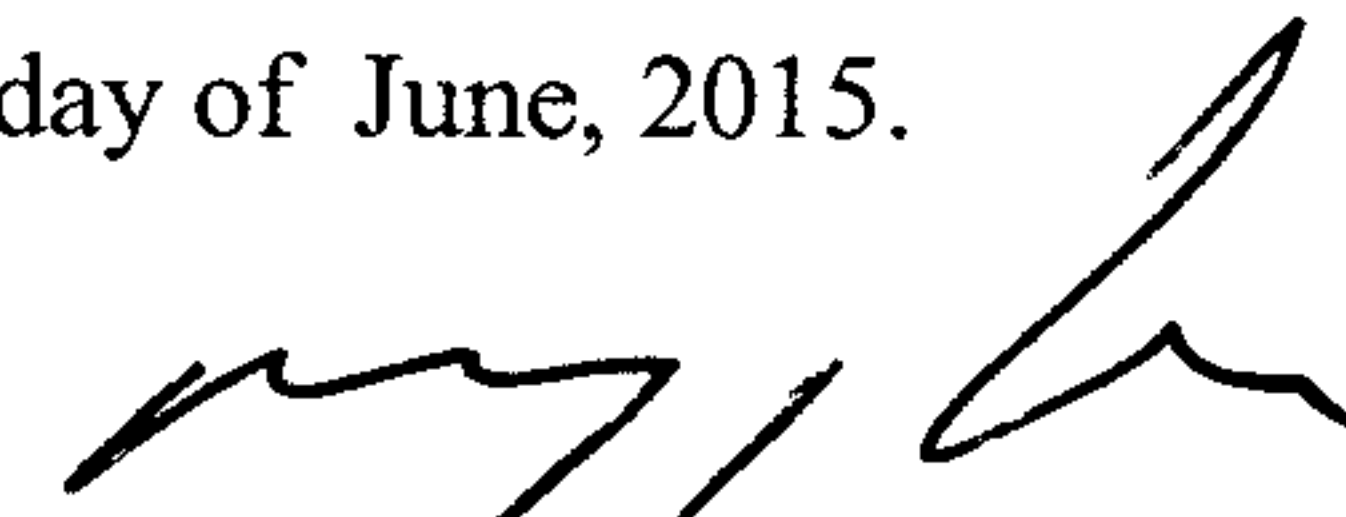

Jennifer G. Greene


Ray Greene

STATE OF ALABAMA
SHELBY COUNTY

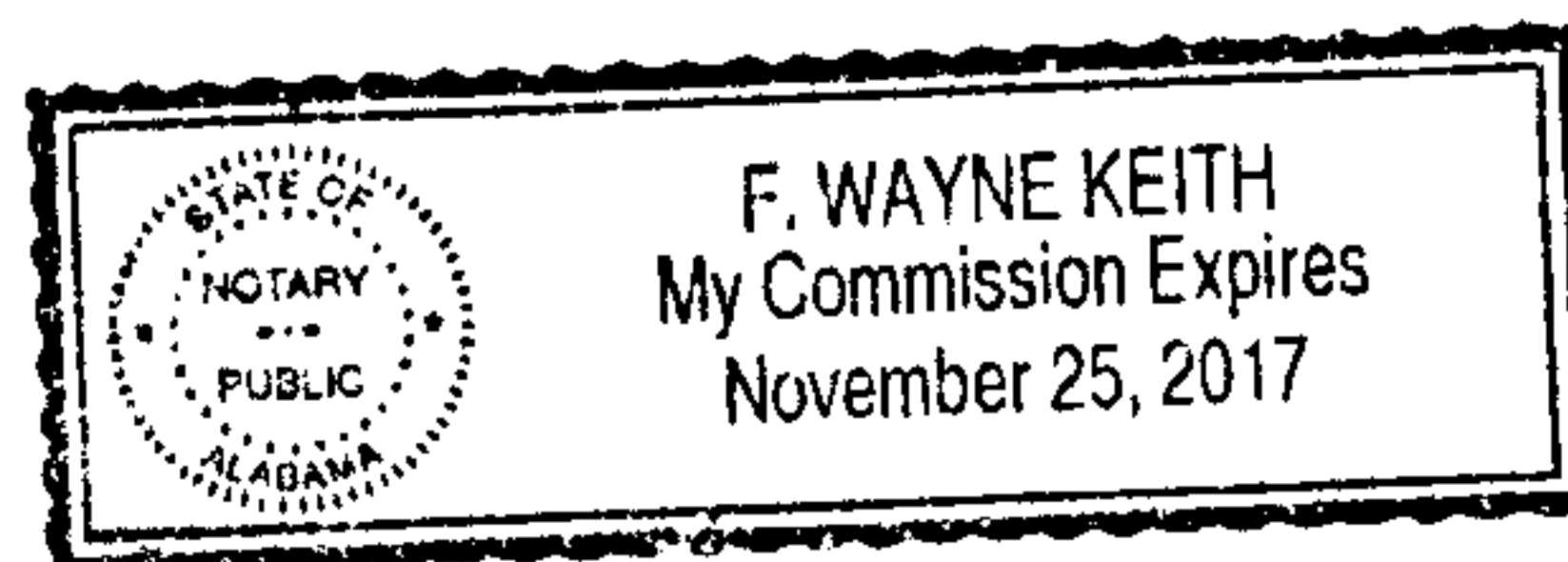
I, the undersigned, a Notary Public in and for said County, in said State hereby certify that Jennifer G. Greene and Ray Greene, whose names are signed to the foregoing conveyance and who are known to me, acknowledged before me, that, being informed of the contents of the conveyance, they executed the same voluntarily on the day the same bears date.

Given under my hand and seal this the 29th day of June, 2015.



Notary Public

SEND TAX NOTICE TO:
Christopher Skinner
1175 Eagle Drive
Maylene, Alabama 35114



Real Estate Sales Validation Form

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

Grantors' Name: Jennifer G Greene

Mailing Address : 108 Forest Hills Road
Alabaster, AL 35007

Grantees' Name: Christopher Skinner
Brittani Skinner

Mailing Address: 1175 Eagle Drive
Maylene, AL 35114

Property Address: 1175 Eagle Drive
Maylene, AL 35114



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Date of Transfer: June 29, 2015

Total Purchase Price \$150,000.00

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

If the conveyance document presented for recordation contains all of the required information referenced above, the filing of this form is not required.

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: June 29, 2015

Sign


verified by closing agent
F. Wayne Keith Attorney

x

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