



20150721000246970 1/3 \$80.00
Shelby Cnty Judge of Probate, AL
07/21/2015 08:53:41 AM FILED/CERT

Warranty Deed

STATE OF ALABAMA

COUNTY OF SHELBY

JOINTLY FOR LIFE
WITH REMAINDER TO SURVIVOR

Know all Men by these Presents: That, in consideration of Sixty thousand and no/100ths Dollars (\$60,000.00) and other good and valuable consideration to him in hand paid by the Grantees herein, the receipt of which is hereby acknowledged, **KENNETH L. MCCORD, a married man** (herein referred to as “Grantor”) does by these presents grant, bargain, sell and convey unto **JENNES JAY GUNTHER AND DAWN MARIE GREENE** (herein referred to as “Grantees”) for and during their joint lives and, upon the death of either of them, then to the survivor, in fee simple, and to the heirs and assigns of such survivor forever, together with every contingent remainder and right of reversion, the following described real estate situated in Shelby County, Alabama, to-wit:

Lot 1, according to the Final Plat of M & M Properties, as recorded in Map Book 45, page 8, in the Probate Office of Shelby County, Alabama; being situated in Shelby County, Alabama.

The above described property does not constitute the homestead of the grantor nor that of his spouse.

\$ n/a of the consideration herein was derived from a mortgage loan closed simultaneously herewith.

To Have and To Hold the aforegranted premises to the said Grantees for and during their joint lives and, upon the death of either of them, then to the survivor, in fee simple, and to the heirs and assigns of such survivor forever, together with every contingent remainder and right of reversion.

And the said Grantor does, for himself, his heirs and assigns, covenant with said Grantees, their heirs and assigns, that he is lawfully seized in fee simple of said premises, that it is free from all encumbrances, except as otherwise noted above, that he has a good right to sell and convey the same as aforesaid, and that he will and his heirs and assigns shall **Warrant and Defend** the premises to the said Grantees, their heirs, personal representatives and assigns forever, against the lawful claims of all persons.


Shelby County, AL 07/21/2015
State of Alabama
Deed Tax: \$60.00

In Witness Whereof, the said Grantor has set his hand and seal this 14th day of July, 2015.

WITNESS

Kenneth L. McCord {L.S.}
Kenneth L. McCord

WITNESS


20150721000246970 2/3 \$80.00
Shelby Cnty Judge of Probate, AL
07/21/2015 08:53:41 AM FILED/CERT

STATE OF ALABAMA

COUNTY OF SHELBY

I, the undersigned notary public, in and for said county and state, hereby certify that **Kenneth L. McCord**, 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 seal this the 14th day of July, 2015.

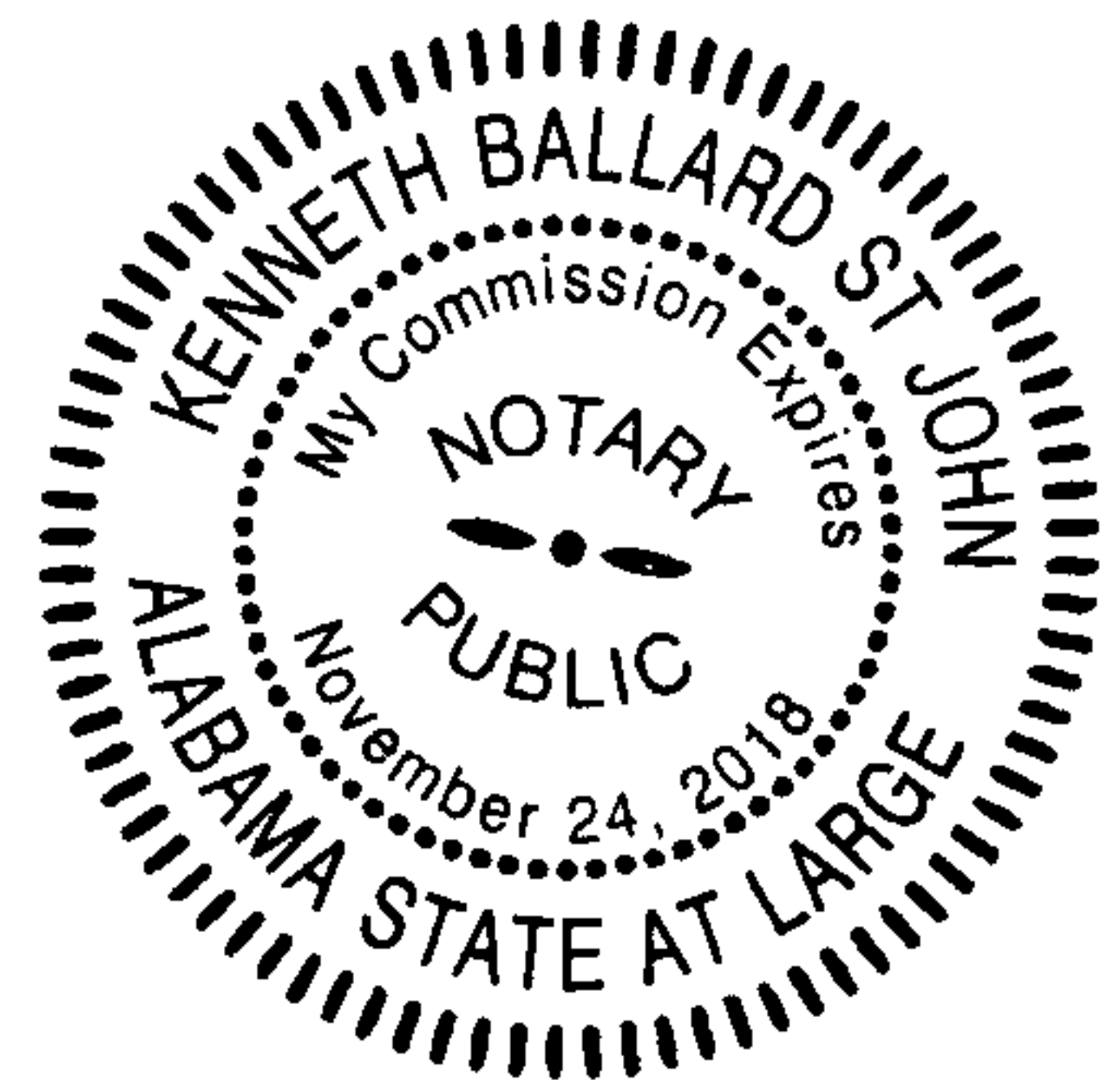
Kenneth Ballard St. John
Notary Public Kenneth Ballard St. John
My commission expires: 11/24/2015

GRANTEES' MAILING ADDRESS:

~~MS~~ 2757 Highway 47
Columbiana, AL 35051

THIS INSTRUMENT PREPARED BY:

Rodney S. Parker
Attorney at law
300 Vestavia Parkway, Suite 2300
Birmingham, AL 35216
File # 2015-07-4729



Real Estate Sales Validation Form

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

Grantor's Name Kenneth L. McCord
Mailing Address 7080 Highway 39
Chelsea, AL
35043

Grantee's Name Jennes Jay Gunther and Dawn Marie Greene
Mailing Address 2757 Highway 47
Columbiana, AL
35051

Property Address 2757 Highway 47
Columbiana, AL 35051

Date of Sale: 07/14/2015
Total Purchase Price: \$ 60,000.00


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 evidenced: (check one) (Recordation of documentary evidence is not required)

☐ Bill of Sale
☐ Sales Contract
☒ XXXX Closing Statement

☐ Appraisal
☐ Other _____


20150721000246970 3/3 \$80.00
Shelby Cnty Judge of Probate, AL
07/21/2015 08:53:41 AM FILED/CERT

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: 07/14/2015

Unattested

Print: KENNETH L. MCCORD

Sign

(Grantor/Grantee/Owner/Agent) circle one