

This instrument was prepared by:

Alan C. Keith, Attorney
2100 Lynngate Drive
Birmingham, AL 35216



20151005000348350 1/2 \$19.00
Shelby Cnty Judge of Probate, AL
10/05/2015 11:00:35 AM FILED/CERT

Send tax notice to:
Frank E. Glass
Margaret A. Glass
126 Glenn Gerry Drive
Pelham, AL 35124

STATUTORY WARRANTY DEED JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

THE STATE OF ALABAMA, SHELBY COUNTY

KNOW ALL MEN BY THESE PRESENTS, That for and in consideration of the sum of Twenty two thousand and 00/100 (\$22,000.00) Dollars (the entire amount of which in the sum of \$ 262,967.00 is paid from the proceeds of a purchase money mortgage closed and recorded simultaneously herewith), in hand paid by grantees, to the undersigned grantor, Synovus Bank, formerly known as Columbus Bank and Trust Company, as successor in interest through name change and by merger with First Commercial Bank, the receipt whereof is hereby acknowledged, the said Synovus Bank, formerly known as Columbus Bank and Trust Company, as successor in interest through name change and by merger with First Commercial Bank, does by these presents, grant, bargain, sell and convey unto Frank E. Glass and wife, Margaret A. Glass, as joint tenants with right of survivorship, the following described real estate situated in Shelby County, Alabama, to-wit:

Lot 1027, according to the Final Plat of Glengerry at Ballantrae, Phase 2, as recorded in Map Book 38, page 118, in the Probate Office of Shelby County, Alabama.

Subject to:

1. All rights of way, easements, covenants and restrictions of record.
2. Advalorem taxes for the current tax year which grantees herein assume and agree to pay.

TO HAVE AND TO HOLD to said GRANTEES, as joint tenants with right of survivorship, his/her heirs and assigns forever. Given under my hand and seal on this September 28, 2015.

Teresa M. Oates

(Seal)
Synovus Bank, formerly known as Columbus Bank and Trust Company, as successor in interest through name change and by merger with First Commercial Bank

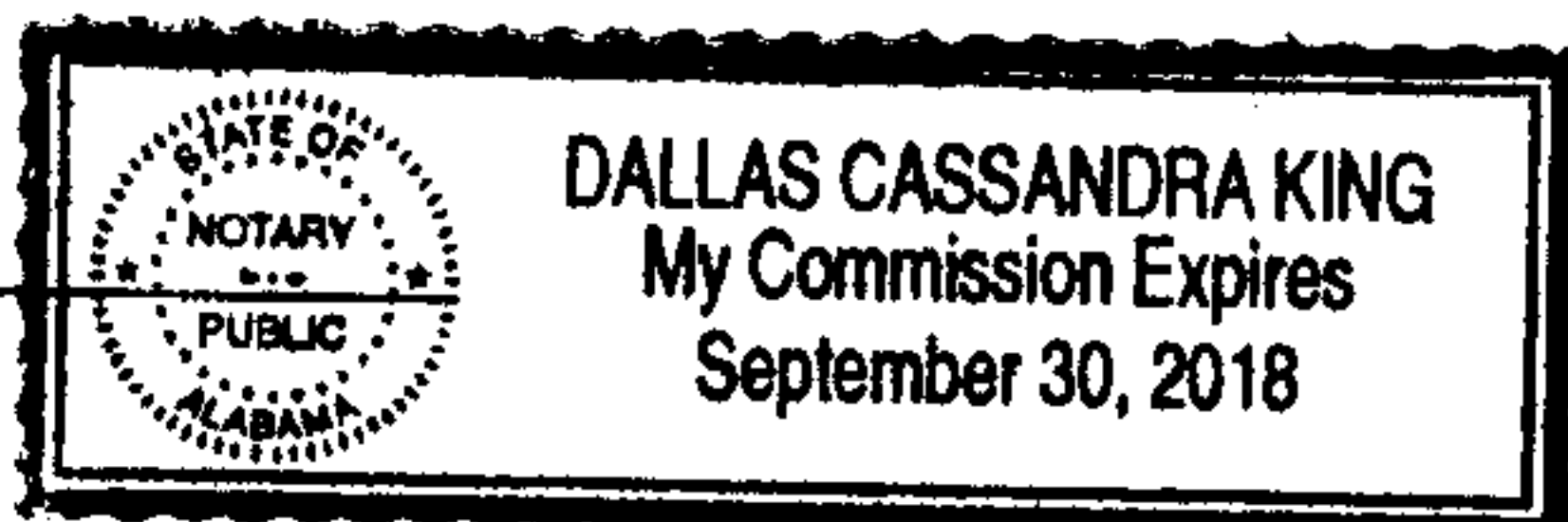
By: Teresa M. Oates, Special Assets

STATE OF ALABAMA)
MONTGOMERY COUNTY)

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Teresa M. Oates, Special Asset Manager of Synovus Bank, formerly known as Columbus Bank and Trust Company, as successor in interest through name change and by merger with First Commercial Bank, 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, as such officer and with full authority, executed the same voluntarily on the day the same bears date, for and as the act of said entity.

Given under my hand and official seal on September 28 2015.

My Commission Expires:



Dallas Cassandra King
Notary Public

Real Estate Sales Validation Form

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

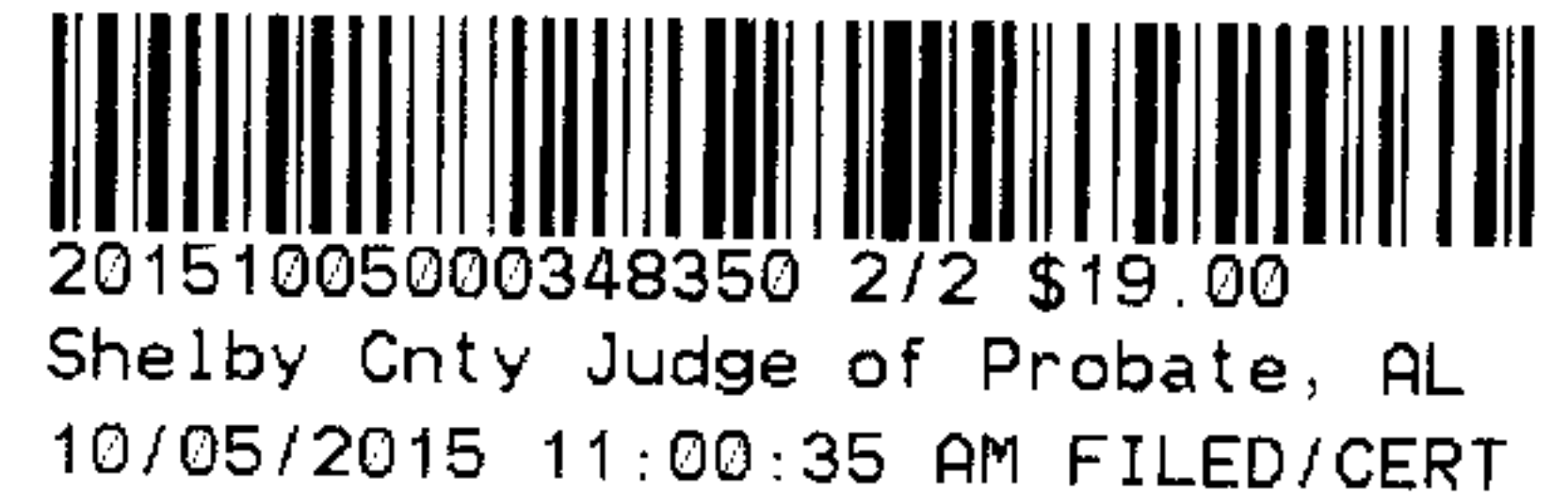
Grantor's name: Synovus Bank
Mailing address: P.O. Box 120, Columbus, GA
Property address: 126 Glenngerry Dr, Pelham, AL

Grantee's Name: Frank & Margaret Glass
Mailing address: 126 Glenngerry Dr. Pelham, AL
Date of Sale: September 29, 2015
Total Purchase Price: \$17,000.00

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 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.

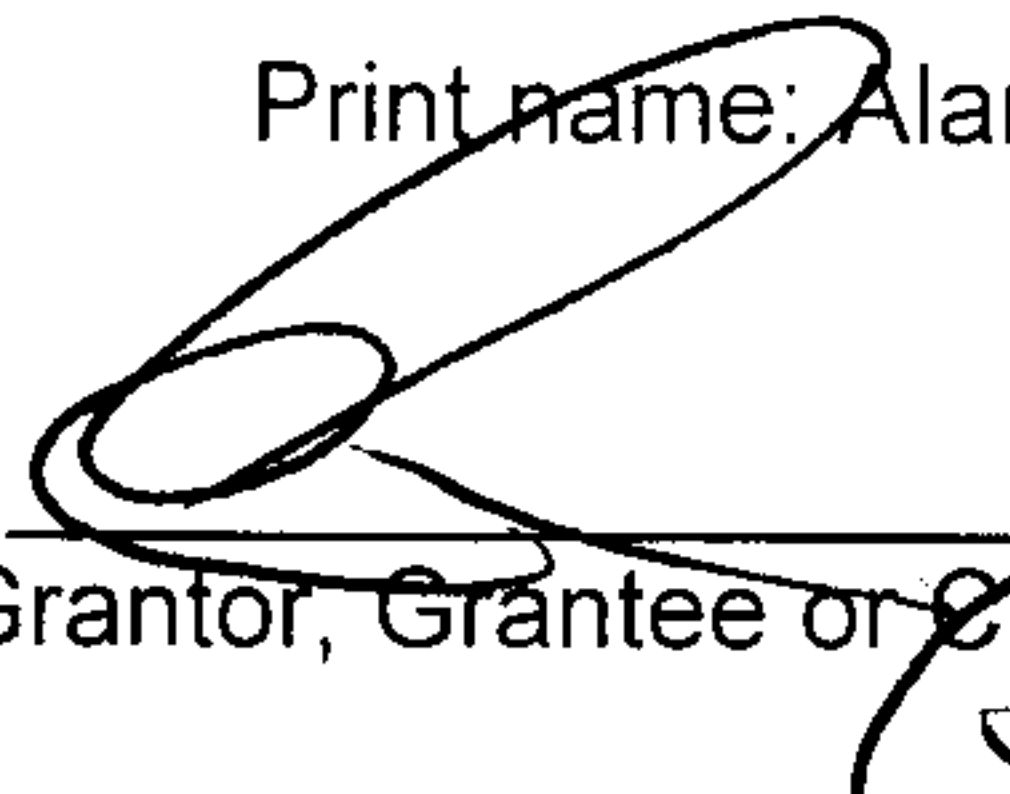
If no proof is provided and the value must be determined, the current estate of fair market value, excluding current use valuation, of the property as determined by the local official charged with the responsibility for property tax purposes will be used and the taxpayer will be penalized pursuant to Code of Alabama 1975 Section 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 Section 40-22-1 (h).

Date: September 29, 2015

Print name: Alan Keith

☒ Unattested _____
(Verified by)
One)

Sign: 
Grantor, Grantee or Closing agent (Circle)