This instrument was prepared by: Mark E. Gualano, Attorney 701 Chestnut Street Vestavia Hills, AL 35216

Send Tax Notices to: Tiffanie Marie Jenkins 104 Rossburg Drive Calera, AL 35040

WARRANTY DEED

STATE OF ALABAMA)

KNOW ALL MEN BY THESE PRESENTS:

JEFFERSON COUNTY)

That in consideration of One Hundred Twenty Two Thousand Five Hundred and No/100 Dollars (\$122,500.00), to the undersigned grantor(s) (whether one or more), in hand paid by the grantee(s) herein, the receipt and sufficiency of which is hereby acknowledged, I or we, Cody L. Greer, an unmarried man (herein referred to as grantor(s), whether one or more), grant, bargain, sell and convey unto Tiffanie Marie Jenkins, (herein referred to as grantee(s), whether one or more), the following described real estate, situated in Shelby County, Alabama to-wit:

Lot 2, according to the Survey of Rossburg, Sector 1, as recorded in Map Book 35, Page 124, in the Probate Office of Shelby County, Alabama.

SUBJECT TO:

- 1. Advalorem taxes for the current tax year.
- 2. Easements, restrictions, reservations and conditions of record.

\$125,964.00 of the purchase price recited above was paid from the proceeds of a purchase money mortgage closed simultaneously herewith.

TO HAVE AND TO HOLD to the said grantee, his, her, their or its, heirs, successors and assigns forever.

And I (we) do, for myself (ourselves) and for my (our) heirs, executors and administrators, covenant with said grantee, his, her their, it's heirs, successors and assigns, that I am (we are) lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise stated above; that I (we) have a good right to sell and convey the same as aforesaid; that I (we) will, and my (our) heirs, executors and administrators shall warrant and defend the same to the said grantee, his, her or their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, I/(we) have hereunto set my (our) hand(s) and seal(s) this <u>27th</u> day of <u>January</u>, 20<u>16</u>.

Zody L. Greer

STATE OF ALABAMA)

JEFFERSON_COUNTY)

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Cody L. Greer, an unmarried man 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 official seal this 27th day of January, 20/16.

Notary Public

MARK E. GUALANO

My commission expires: 7/28/2017

Real Estate Sales Validation Form

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

Grantor's Name Mailing Address	Cody L. Greer	Grantee's Name Mailing Address	Tiffanie Marie Jenkins 104 Rossburg Drive Calera, AL 35040
Property Address	104 Rossburg Drive Calera, AL 35040	Date of Sale_ Total Purchase Price S	Danuary 27, 2016
		Actual Value Sor Assessor's Market Value S	
	ne) (Recordation of docume	his form can be verified in the entary evidence is not require Appraisal Other	-
	locument presented for recording this form is not required.	rdation contains all of the requ	uired information referenced
		nstructions he name of the person or pers	sons conveying interest
Grantee's name an to property is being	-	he name of the person or per	sons to whom interest
Property address -	the physical address of the p	property being conveyed, if av	ailable.
Date of Sale - the d	ate on which interest to the	property was conveyed.	
	e - the total amount paid for the instrument offered for re-	the purchase of the property, cord.	both real and personal,
conveyed by the ins		This may be evidenced by an	both real and personal, being appraisal conducted by a
excluding current us responsibility of value	se valuation, of the property	termined, the current estimate as determined by the local off purposes will be used and the local).	ficial charged with the
accurate. I further u	- •	tements claimed on this form	in this document is true and may result in the imposition
Date	416	Print Tiffanie Marie J	enkins
Unattested		Sign Flan /////	
	(verified by)	∜ (Grantor/Grantee/	/Owner/Agent) circle one Form RT-1



Filed and Recorded
Official Public Records
Judge James W. Fuhrmeister, Probate Judge,
County Clerk
Shelby County, AL
01/29/2016 11:20:25 AM
\$18.00 CHERRY

20160129000029720

