

WARRANTY DEED, JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR

This instrument was prepared by:
B. Christopher Battles
3150 Highway 52 West
Pelham, AL 35124

Send tax notice to:
Christopher G. Douglass and
Kelly M. Douglass
101 Holland Trail
Pelham, AL 35124

STATE OF ALABAMA
COUNTY OF SHELBY

20160202000034190
02/02/2016 02:33:55 PM
DEEDS 1/3

Know All Men by These Presents: That in consideration of **One Hundred Fifty Thousand and no/100 Dollars (\$150,000.00)**, to the undersigned Grantor, in hand paid by the Grantees herein, the receipt where is acknowledged, I, **C. HOWARD GREENAWALT**, an unmarried man (herein referred to as Grantor), grant, bargain, sell and convey unto **CHRISTOPHER G. DOUGLASS** and **KELLY M. DOUGLASS** (herein referred to as Grantees), the following described real estate, situated in **Shelby County, Alabama**, to-wit:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF.

The Grantor herein, **C. Howard Greenawalt**, is the surviving Grantee of that certain deed as recorded in Instrument No. 20060223000088020. **Linda L. Greenawalt**, the other Grantee, having died on or about the 27th day of August, 2014.

Subject to mineral and mining rights if not owned by Grantor. Subject to existing easements, restrictions, set-back lines, rights of way, limitations, if any of record.

\$147,283.00 of the purchase price herein above has been paid by a purchase money mortgage loan closed 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 created is severed or terminated during the joint lives of the Grantees herein) in the event one Grantee 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 I do, for myself and for my heirs, executors and administrators, covenant with said Grantees, their heirs and assigns, that I am lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise stated above; that I have a good right to sell and convey the same as aforesaid; that I 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, I have hereunto set my hand and seal this 26th day of January, 2016.


C. HOWARD GREENAWALT

STATE OF ALABAMA
COUNTY OF SHELBY

I, **B. CHRISTOPHER BATTLES**, a Notary Public in and for said County, in said State, hereby certify that **C. HOWARD GREENAWALT**, 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 this conveyance, he/ executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 26th day of January, 2016.

B. CHRISTOPHER BATTLES
Notary Public, State of Alabama
Alabama State At Large
My Commission Expires
February 22, 2017


Notary Public
My Commission Expires: 02/22/2017

EXHIBIT "A"

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Lot 73, according to the Final Plat of Holland Lakes, Sector One as recorded in Map Book 34, Page 85 in the Probate Office of Shelby County, Alabama (the "Property"); being situated in Shelby County, Alabama.

Together with the nonexclusive easement to use the Common Areas as more particularly described in Holland Place Declaration of Covenants, Conditions, and Restrictions executed by the Grantor and filed for record as Instrument No. 2005046000199570 in the Probate Office of Shelby County, Alabama (the "Declaration").

**THE PURCHASE OF THE HEREIN DESCRIBED REAL PROPERTY IS BEING
FINANCED IN WHOLE OR IN PART BY PROCEEDS OF A PURCHASE MONEY
MORTGAGE BEING EXECUTED SIMULTANEOUSLY HEREWITH.**

PARCEL NUMBER: 13-6-33-4-013-039.000

Real Estate Sales Validation Form

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

Grantor's Name C. Howard Greenawalt
Mailing Address 2504 Fern Rock Rd
Hoover, AL 35226

Grantee's Name Christopher G. Douglass
Mailing Address Kelly M. Douglass
101 Holland Trail
Pelham, AL 35124

Property Address 101 Holland Trail
Pelham, AL 35124

Date of Sale 1/26/16
Total Purchase Price \$ 150,000.00

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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
X Sales Contract
X 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.

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).

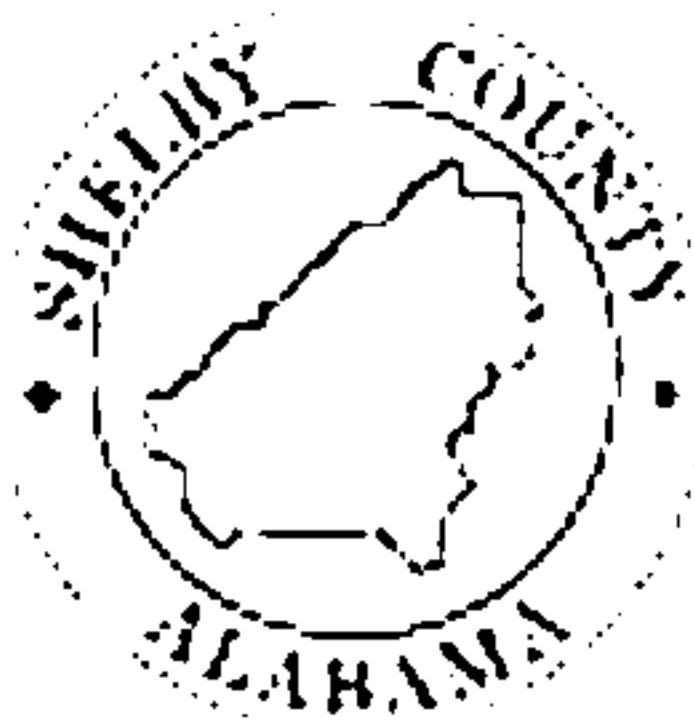
I attest, to the best of my knowledge and belief that the information contained in this document is true and accurate. I further understand that any false statements claimed on this form may result in the imposition of the penalty indicated in Code of Alabama 1975 § 40-22-1 (h).

Date

Print B. CHRISTOPHER BATTLES

Unattested (verified by)

Sign (Grantor/Grantee/Owner/Agent) circle one



Filed and Recorded
Official Public Records
Judge James W. Fuhrmeister, Probate Judge,
County Clerk
Shelby County, AL
02/02/2016 02:33:55 PM
\$23.00 CHERRY
20160202000034190

Signature

Form RT-1