



20160407000113400 1/3 \$71.00  
Shelby Cnty Judge of Probate, AL  
04/07/2016 01:04:15 PM FILED/CERT

This instrument was prepared by: Clayton T. Sweeney, Attorney 2700 Highway 280 East, Suite 160 Birmingham, AL 35223	Send Tax Notice To Elisabeth J. James and Charles Curtis James, Jr. 804 Royal Terrace Birmingham, AL 35242
--	---

STATE OF ALABAMA       )  
                                     :  
COUNTY OF SHELBY       )

**GENERAL WARRANTY DEED**

**KNOW ALL MEN BY THESE PRESENTS:** That, for and in consideration of **Five Hundred Ten Thousand and No/100 Dollars (\$510,000.00)** and other good and valuable consideration, this day in hand paid to the undersigned **William Blair Terry and Rosemary G. Terry, husband and wife**, (hereinafter referred to as GRANTORS), in hand paid by the GRANTEE herein, the receipt whereof is hereby acknowledged, the GRANTORS do hereby give, grant, bargain, sell and convey unto the GRANTEES, **Elisabeth J. James and Charles Curtis James, Jr.** (hereinafter referred to as GRANTEES), for and during their joint lives and upon the death of either, then to the survivor of them in fee simple, together with every contingent remainder and right of reversion, the following described Real Estate, lying and being in the County of **Shelby**, State of Alabama, to-wit:

**Lot 67, according to the Survey of Greystone, 5<sup>th</sup> Sector, Phase I, recorded in Map Book 17, Page 72 A, B & C, in the Probate Office of Shelby County, Alabama. Together with the nonexclusive easement to use the private roadways, common areas and Hugh Daniel Drive, all as more particularly described in the Greystone Residential Declaration of Covenants, Conditions, and Restrictions dated November 6, 1990 and recorded in Real Volume 317, Page 260, in the Probate Office of Shelby County, Alabama and all amendments thereto.**

Subject To:

Ad valorem taxes for 2016 and subsequent years not yet due and payable until October 1, 2016.

Existing covenants and restrictions, easements, building lines and limitations of record.

\$459,000.00 of the consideration was paid from the proceeds of a mortgage loan.

TO HAVE AND TO HOLD, the tract or parcel of land above described together with all and singular the rights, privileges, tenements, appurtenances, and improvements unto the said GRANTEES, for and during their joint lives and upon the death of either of them, then to the survivor of them in fee simple, and to the heirs and assigns of such survivor, forever.

AND SAID GRANTOR, for said GRANTORS, GRANTORS' heirs, successors, executors and administrators, covenants with GRANTEES, and with GRANTEES' heirs and assigns, that GRANTORS are lawfully seized in fee simple of the said Real Estate; that said Real Estate is free and clear from all Liens and Encumbrances, except as hereinabove set forth, and except for taxes due for the current and subsequent years, and except for any Restrictions pertaining to the Real Estate of record in the Probate Office of said County; and that GRANTORS will, and GRANTORS' heirs, executors and administrators shall, warrant and defend the same to said GRANTEES, and GRANTEES' heirs and assigns, forever against the lawful claims of all persons.

Shelby County, AL 04/07/2016  
State of Alabama  
Deed Tax: \$51.00



IN WITNESS WHEREOF, said GRANTORS have hereunto set their hands and seals this the \_\_\_\_\_ day of 24th March, 2016.

Cassie Rogers  
Cassie Rogers  
Witness

William Blair Terry  
William Blair Terry

\_\_\_\_\_  
Witness

Rosemary G. Terry  
Rosemary G. Terry

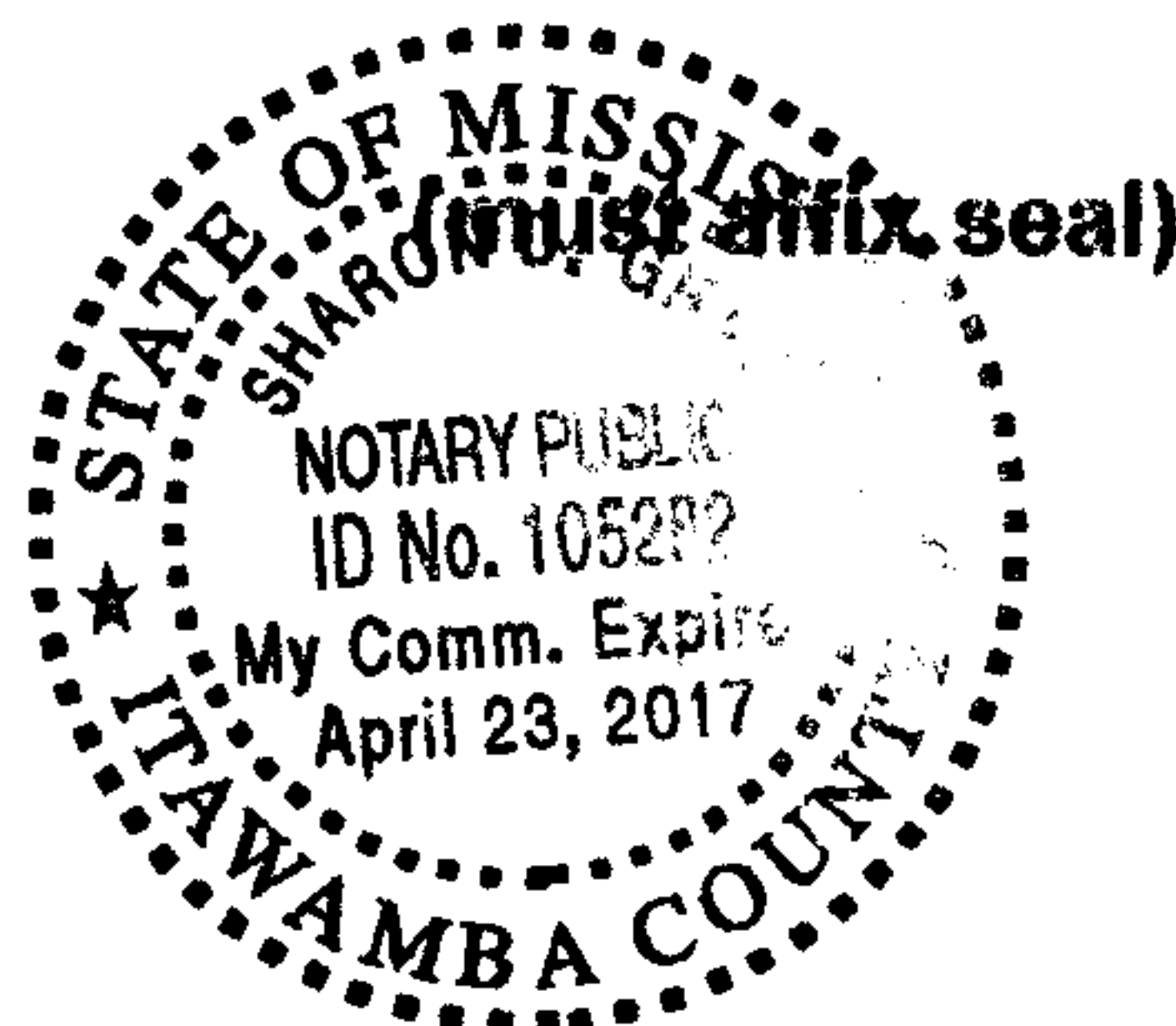
STATE OF Mississippi

COUNTY OF Itawamba

I, the undersigned, a Notary Public, in and for said County and State, hereby certify that William Blair Terry, married 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 Instrument, he executed the same voluntarily on the day the same bears date.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this the 24th day of March, 2016.

[Signature]  
NOTARY PUBLIC  
My Commission Expires: 04/23/2017



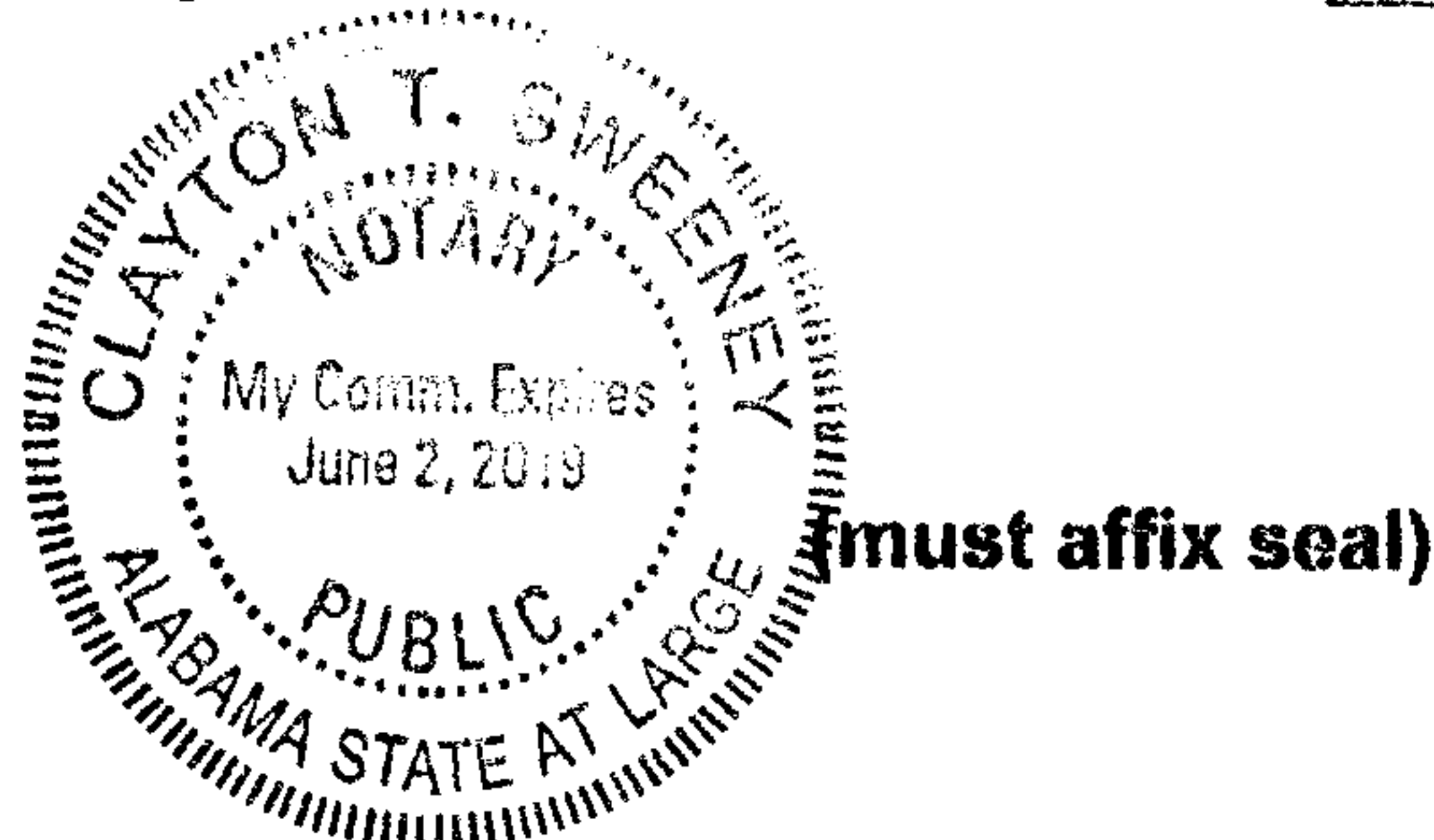
STATE OF Alabama

COUNTY OF Jefferson

I, the undersigned, a Notary Public, in and for said County and State, hereby certify that Rosemary G. Terry, a married woman, 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 Instrument, she executed the same voluntarily on the day the same bears date.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this the 4th day of April, 2016.

[Signature]  
NOTARY PUBLIC  
My Commission Expires: 6-2-2019



20160407000113400 2/3 \$71.00  
Shelby Cnty Judge of Probate, AL  
04/07/2016 01:04:15 PM FILED/CERT

# Real Estate Sales Validation Form

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

Grantor's Name William Blair Terry and Rosemary G. Terry

Grantee's Name Elisabeth J. James and Charles Curtis James, Jr.

Mailing Address 112 Francis Drive  
Fulton, MS 38843

Mailing Address 804 Royal Terrace  
Birmingham, AL 35242

Property Address 804 Royal Terrace  
Birmingham, AL 35242

Date of Sale April 4, 2016

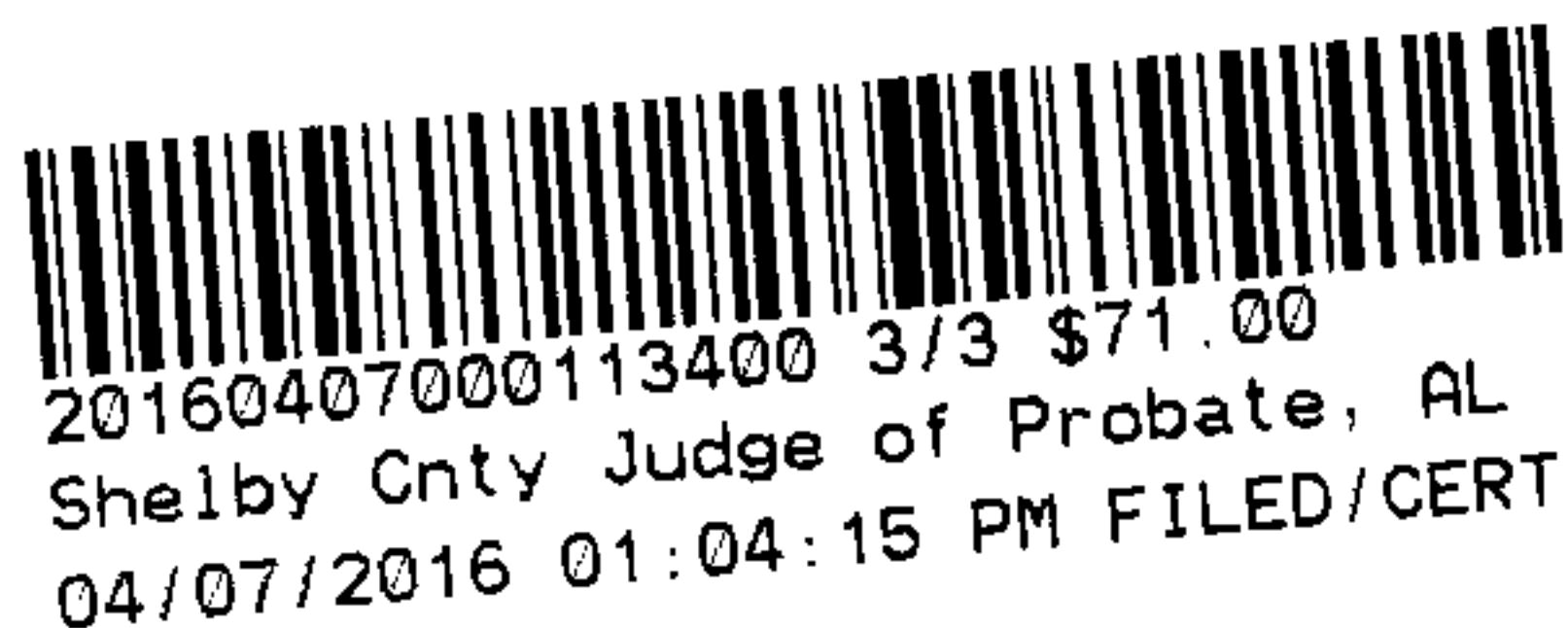
Total Purchase Price \$ 510,000.00

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

- ☐ Bill of Sale  
☒ Sales Contract  
☒ Closing Statement

- ☐ Appraisal/ Assessor's Appraised Value  
☐ Other - property tax redemption

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 4/4/2016

Print William Blair Terry and Rosemary G. Terry

Unattested

(verified by)

Sign

(Grantor/Grantee/Owner/Agent) circle one