

This document prepared by:
Law Office of John A. Gant
200 Office Park Drive, Suite 210
Birmingham, Alabama 35223

Send tax notice to:
Christopher Hagness
3009 Shandwick Ct.
Birmingham, AL 35242

GENERAL WARRANTY DEED

STATE OF ALABAMA)
SHELBY COUNTY)



20160620000213290 1/4 \$76.00
Shelby Cnty Judge of Probate, AL
06/20/2016 03:14:59 PM FILED/CERT

KNOW ALL PERSONS BY THESE PRESENTS:

That in consideration of Five Hundred Thirty Thousand and 00/100 Dollars (\$530,000.00) to the undersigned GRANTORS in hand paid by the GRANTEES herein, the receipt of which is hereby acknowledged, we, DANA HALBROOKS and ROBERT N. HALBROOKS, Wife and Husband (herein referred to as GRANTORS) do grant, bargain, sell and convey unto CHRISTOPHER HAGNESS and ALISON HAGNESS, as joint tenants with rights of survivorship (herein referred to as GRANTEE), the following described real estate situated in Shelby County, Alabama:

See attached Exhibit "A"

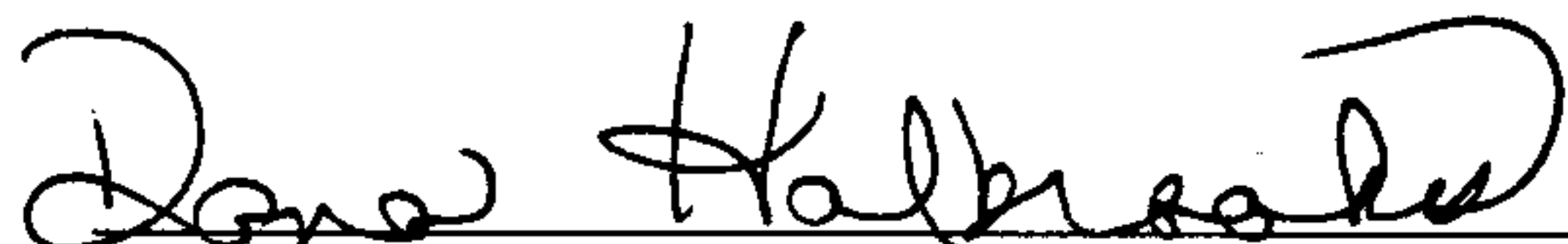
Four Hundred Seventy Seven Thousand and 00/100 Dollars (\$477,000.00) of the consideration is from a purchase money first mortgage filed simultaneously herewith.

Subject to all matters of public record including, but not limited to, easements, restrictions, covenants, and/or rights of way.

And we do for ourselves and for our executors and administrator covenant with said GRANTEES, their heirs and assigns, that we are lawfully seized in fee simple of said premises, that it is free from all encumbrances, unless otherwise noted above, that we have a good right to sell and convey the same as aforesaid, and that we are and our 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.

Shelby County, AL 06/20/2016
State of Alabama
Deed Tax: \$53.00

Dated this 3rd day of June, 2016.



DANA HALBROOKS



ROBERT N. HALBROOKS




20160620000213290 2/4 \$76.00
Shelby Cnty Judge of Probate, AL
06/20/2016 03:14:59 PM FILED/CERT

STATE OF ALABAMA)
JEFFERSON COUNTY)

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that DANA HALBROOKS and ROBERT N. HALBROOKS, whose names are signed to the foregoing conveyance and who are known to me, acknowledged before me on this day that being informed of the contents of the conveyance, they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this the 3rd day of June, 2016.



NOTARY PUBLIC: JOHN A. GANT
My Commission Expires: 10/3/2017

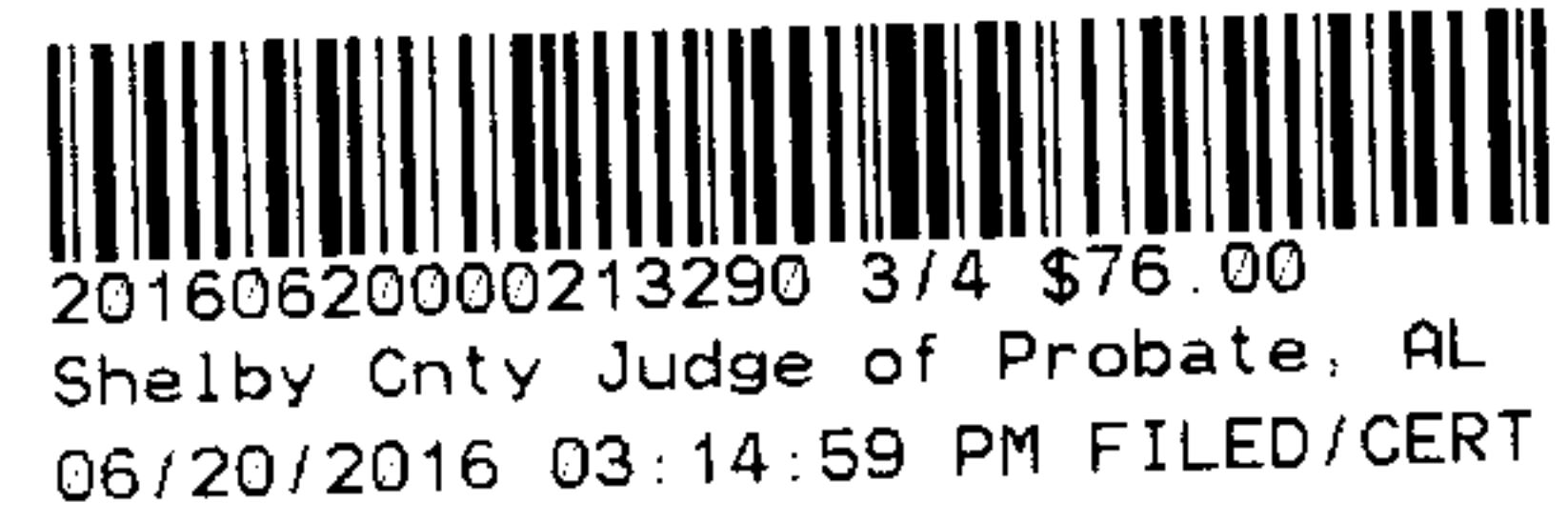


Property Address:
3009 Shandwick Ct.
Birmingham, AL 35242

Grantee's Address:
3009 Shandwick Ct.
Birmingham, AL 35242

Grantor's Address:
605 Thornberry Cove
Hoover, AL 35242

EXHIBIT "A"



Lot 18, according to the Survey of Greystone, 1st Sector, Phase IV, as recorded in Map Book 15, page 107, in the Probate Office of Shelby County, Alabama.

TOGETHER WITH the non-exclusive easements 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 11/6/1990, recorded in Real 317, page 260 and First Amendment to Greystone Residential Declaration of Covenants, Conditions and Restrictions, recorded in Real 346, page 942, in the Probate Office of Shelby County, Alabama.

Real Estate Sales Validation Form

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

Grantor's Name Dana & Robert Halbrooks
Mailing Address 605 Thornberry Cove
Hoover, AL 35242

Grantee's Name Christopher & Alison Hagness
Mailing Address 3009 Shandwick Ct.
Birmingham, AL 35242

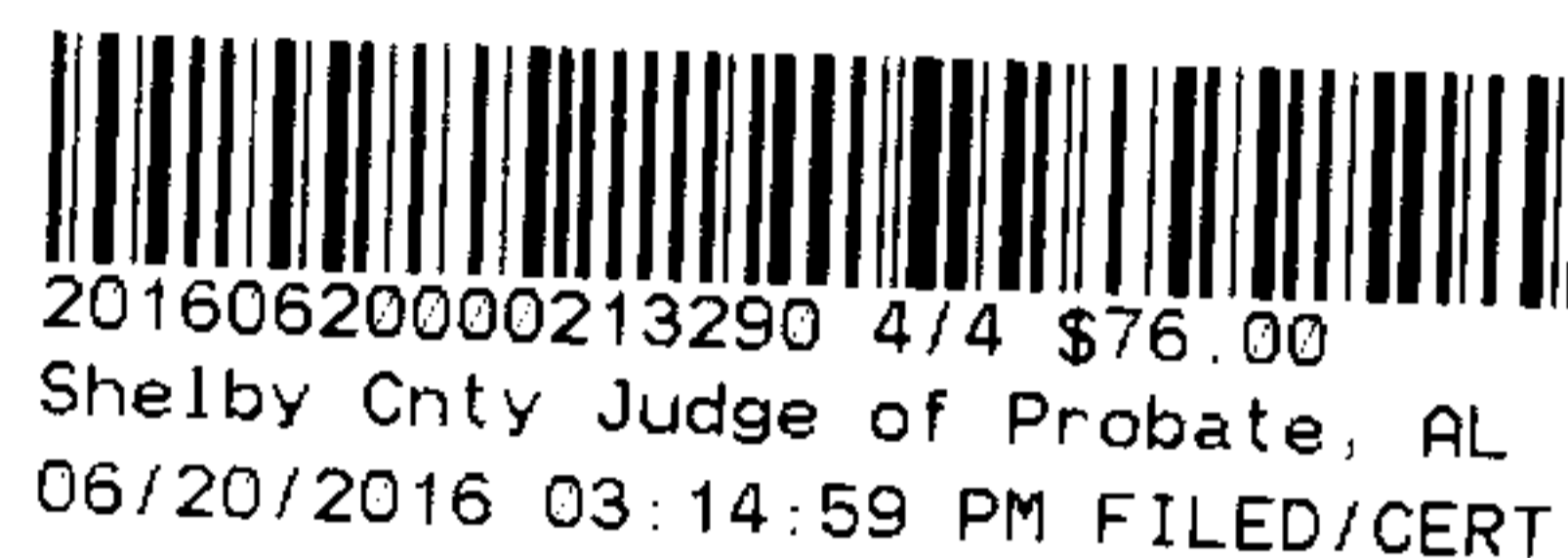
Property Address 3009 Shandwick Ct.
Birmingham, AL 35242

Date of Sale 6/3/16
Total Purchase Price \$ 530,000.00
or
Actual Value \$ _____
or
Assessor's Market Value \$ _____

The purchase price or current assessor's market value claimed on this form can be verified in the following documentary evidence: (check one)

- Mortgage
- Bill of Sale
- Sales Contract

- Closing Statement
- Other



* The deed or other instrument of like character offered for recordation which conveys property cannot be used as documentary evidence

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.

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 being conveyed.

Actual value - if the property is not being sold, the true value of the property being conveyed. This may be evidenced by an appraisal conducted by a licensed appraiser.

Current Assessor's market value - if no proof is provided, 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.

Any person who intentionally fails to provide the proof required or presents false proof shall be subject to a penalty of \$100 or 25% of the taxes due, whichever is greater.

I hereby affirm that to the best of my knowledge and belief the information contained in this document is true and complete.

Date 6/3/16

Print John A. Gant

Sign *John A. Gant*
(Owner/Agent) circle one