

This Instrument was Prepared by:
Tracy Dale Greene
Robin S. Greene
514 Alta Vista Lane
Chelsea, AL 35043

Send Tax Notice To: Michael L. Strayer
Holly S. Strayer
514 Alta Vista Lane
Chelsea, AL 35043

432
602

WARRANTY DEED

20160705000231530 1/2 \$60.50
Shelby Cnty Judge of Probate, AL
07/05/2016 11:13:28 AM FILED/CERT

State of Alabama

} Know All Men by These Presents,

Shelby County

That in consideration of the sum of **Three Hundred Thirty Four Thousand Five Hundred Dollars and No Cents (\$334,500.00)** to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we, **Tracy Dale Greene and Robin S. Greene, husband and wife** (herein referred to as grantors), do grant, bargain, sell and convey unto **Michael L. Strayer and Holly S. Strayer** (herein referred to as GRANTEES) as joint tenants with right of survivorship, the following described real estate situated in Shelby County, Alabama, to wit:

Lot 5, according to the Survey of High Chaparral, Sector 3, as recorded in Map Book 25, Page 83 in the Office of the Judge of Probate of Shelby County, Alabama, situated in Shelby County, Alabama.

Subject to easements, reservations and restrictions at record.

\$292,000.00 of the consideration herein is derived from a purchase money mortgage closed simultaneously herewith.

TO HAVE AND TO HOLD, Unto 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 hereby created is served 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 (we) do for myself (ourselves) and for my (our) heirs, executors, and administrators covenant with the said GRANTEES, their heirs and assigns, that I am (we are) lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted 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 GRANTEES, their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, I/we, with full power and authority have hereunto set my/our hand(s) and seal(s) this 30th day of June, 2016.

Tracy Dale Greene by and through his
attorney in fact, Robin S. Greene
Tracey Dale Greene, by and through his attorney in fact, Robin S. Greene

Robin S. Greene
Robin S. Greene

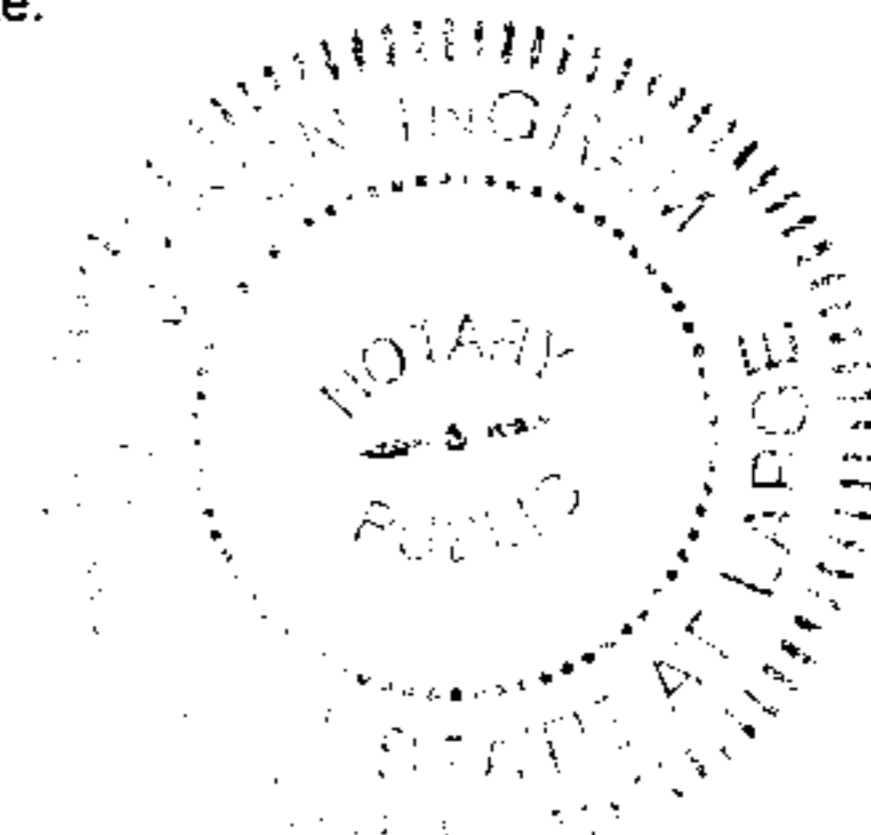
STATE OF ALABAMA
COUNTY OF SHELBY

I, the undersigned, a Notary Public, in and for said County and State, hereby certify that **Tracey Dale Greene, by and through his attorney in fact, Robin S. Greene**, 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, executed the same voluntarily as Attorney in Fact with full power and authority on the day the same bears date.

Given under my hand and official seal, this the 30th day of June, 2016.

Notary Public

Jason Ingram
My commission Expires
July 13th, 2019



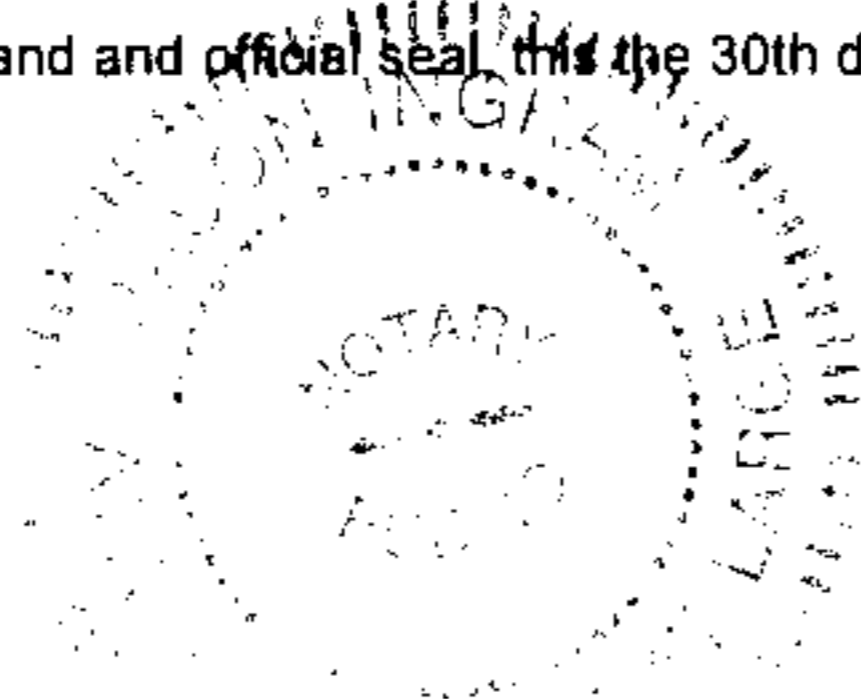
State of Alabama

} General Acknowledgment

Shelby County

I, the undersigned, a Notary Public in and for the said County, in said State, hereby certify that **Robin S. Greene** 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 executed the same voluntarily on the day the same bears date.

Given under my hand and official seal, this the 30th day of June, 2016.



Notary Public

Jason Ingram
My commission Expires
July 13th, 2019

Shelby County, AL 07/05/2016
State of Alabama
Deed Tax: \$42.50

Real Estate Sales Validation Form

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

Grantor's Name Tracy Dale Greene
Robin S. Greene
Mailing Address 514 Alta Vista Lane
Chelsea, 35043 35043
Property Address 514 Alta Vista Lane
Chelsea, AL 35043

Grantee's Name Michael L. Strayer
Holly S. Strayer
Mailing Address 514 Alta Vista Lane
Chelsea, AL 35043

Date of Sale June 30, 2016
Total Purchase Price \$334,500.00

or
Actual Value _____

or
Assessor's Market Value _____



20160705000231530 2/2 \$60.50
Shelby Cnty Judge of Probate, AL
07/05/2016 11:13:28 AM FILED/CERT

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)

<input type="checkbox"/> Bill of Sale	<input type="checkbox"/> Appraisal
<input checked="" type="checkbox"/> Sales Contract	<input type="checkbox"/> Other
<input type="checkbox"/> Closing Statement	

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 of 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 June 30, 2016

Print Robin S. Greene

Unattested

(verified by)

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