



20160802000272430 1/2 \$60.50  
Shelby Cnty Judge of Probate, AL  
08/02/2016 10:33:58 AM FILED/CERT

Address of Grantor(s):

✓ 375 Greystone Glen Circle  
Birmingham, AL 35242

Address of Grantee(s) and address for tax statement:

375 Greystone Glen Circle  
Birmingham, Al 35242

Property Address:

375 GREYSTONE GLEN CIRCLE  
BIRMINGHAM, AL 35242

By executing this instrument, the undersigned certifies that the consideration referred to herein is the total purchase price or the actual cash value of the property being conveyed and this certification is made pursuant to and in compliance with § 40-22-1, Code of Alabama 1975. The undersigned further understands that any false statement as to purchase price or actual cash value may result in the imposition of a penalty as prescribed in § 40-22-1(h) Code of Alabama, 1975.

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This instrument prepared by DAVID LEE JONES, attorney, 2305 Worth St., P.O. Box 940, Guntersville, AL 35976, (256) 582-0588. Unless separately contracted, the draftsman makes no warranties as to the sufficiency of the interest conveyed.

**STATE OF ALABAMA - SHELBY COUNTY**

**GENERAL WARRANTY DEED JOINT FOR LIFE WITH REMAINDER TO SURVIVOR**

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KNOW ALL MEN, in consideration of Four Hundred Twenty Five Thousand and no/100 Dollars (\$425,000.00), plus other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, BRUCE KLUMPP and wife, ANNA KLUMPP, herein GRANTOR, does hereby grant, bargain, sell and convey unto CODY HALL AND CATEY HALL, herein GRANTEE, for and during their joint lives and upon the death of either of them, then to the survivor of them in fee simple, together with every contingent remainder and right of reversion, the following described real property:

Lot 19-A, according to a Resurvey of Lots 18 through 21, and 33 through 35 of the Glen Estates, as recorded in Map Book 19, Page 57, in the Probate Office of Shelby County, Alabama.(th/36276)

This conveyance, however, is subject to the following:

- A. Ad valorem taxes due October 1, 2016, which the GRANTEE agrees to pay.

B. Any valid adverse title as to minerals, oil or mining rights, easements or rights-of-way, road or otherwise, covenants running with the land, encroachments or other matters or defects shown by a survey of the property herein conveyed.

C. Subject to all the rules, regulations, restrictions and conditions, recorded or unrecorded, of the Owners Association of The Glen at Greystone

D. Subject to restrictive covenants contained in instrument filed for record in Instrument Number 1995-16398, Instrument Number 1997-686 and Instrument Number 1998-2779, all in the Probate Office of Shelby County, Alabama.

E. Subject to the agreement with Shelby Cable recorded in Instrument Number 1997-33476, in the Probate Office of Shelby County, Alabama.

Together with all and singular the tenements, hereditaments, rights, privileges and appurtenances thereunto belonging, or in anywise appertaining.

TO HAVE AND TO HOLD unto the GRANTEE in survivorship, as aforesaid.

The GRANTOR, for itself and its heirs covenant to the GRANTEE, heirs and/or assigns, that the GRANTOR is lawfully seized in fee simple of the property conveyed herein; that the property is free from all encumbrances, unless otherwise noted above; that the GRANTOR has a good right to sell and convey the same and the GRANTOR will warrant and defend the same to the GRANTEE, heirs and/or assigns, against the lawful claims of all persons.

IN WITNESS WHEREOF, the GRANTOR has hereunto set their hand/s and seal/s on this the  
27 day of July, 2016.



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Bruce Klumpp  
BRUCE KLUMPP  
ANNA KLUMPP  
ANNA KLUMPP

STATE OF ALABAMA

## ACKNOWLEDGMENT FOR INDIVIDUAL

COUNTY OF Shelby

I, the undersigned, hereby certify that BRUCE KLUMPP AND ANNA KLUMPP, whose name/s is/are signed to the foregoing, and who is/are known to me, acknowledged before me on this day that, being informed of the contents of the same, he/she/they executed the same voluntarily on the date the same bears date

GIVEN under my hand on this the 25th day of May, 2016

*Lindsey Ehlman*  
NOTARY PUBLIC  
✓ MY COMMISSION EXPIRES 1-9-18