

This instrument was prepared without benefit of title evidence or survey by:

William R. Justice
P.O. Box 587 Columbiana, Alabama 35051

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

STATE OF ALABAMA

SHELBY COUNTY KNOW ALL MEN BY THESE PRESENTS,

That in consideration of One and no/100 DOLLARS (\$1.00) to the undersigned GRANTOR in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, the undersigned Peggy Jean Greene, a widow (herein referred to as GRANTOR) does grant, bargain, sell and convey unto Peggy Jean Greene, Joanie G. Perry, and Joseph Scott Perry (herein referred to as GRANTEES) 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, an undivided one-half interest in and to the following described real estate situated in Shelby County, Alabama to-wit:

W $\frac{1}{2}$ of NE $\frac{1}{4}$ of Section 21, Township 19 South, Range 2 East, lying South of that certain public road leading from Alabama Highway 91 to Alabama Highway 25, being formerly known as the Narrows and Vincent Road;

ALSO, all that part of the E $\frac{1}{2}$ of NW $\frac{1}{4}$ of Section 21, Township 19 South, Range 2 East, lying South of that certain public road leading from Alabama Highway 91 to Alabama Highway 25, being formerly known as the Narrows and Vincent Road, EXCEPT approximately 3 acres lying Southwest of the Harpersville and Sterrett public road. LESS AND EXCEPT that portion previously conveyed to Jimmie R. Greene, Jr., and less and except that portion previously conveyed to Wade Hamilton Greene.

ALSO, begin at a point where the East line of Alabama Highway No. 25 crosses the North line of NE $\frac{1}{4}$ of SE $\frac{1}{4}$ of Section 28, Township 19 South, Range 2 East, and run along the North line of said forty acres North 86 deg. 40 min. East 658 feet; thence South 21 deg. 22 min. West 1264 feet; thence North 89 deg. 43 min. West 594 feet; thence North 85 deg. West 279 feet to the East right-of-way of said highway; thence along same North 31 deg. 30 min. East 1278.81 feet to the point of beginning.

ALSO, begin at a point 150 feet Northeast of the South line of the SE $\frac{1}{4}$ of the NE $\frac{1}{4}$ of Section 28, Township 19 South, Range 2 East, as measured along the East right-of-way line of U. S. Highway 231; thence run in a Southwesterly direction along the East right-of-way line of said highway a distance of 150 feet to a point on the South line of said $\frac{1}{4}$ - $\frac{1}{4}$ Section; thence run East along the South line of said $\frac{1}{4}$ - $\frac{1}{4}$ Section a distance of 210 feet to a point; thence run in a Northwesterly direction a

distance of 215 feet, more or less, to the point of beginning. Said property lying in the SE¼ of NE¼ of Section 28, Township 19 South, Range 2 East.

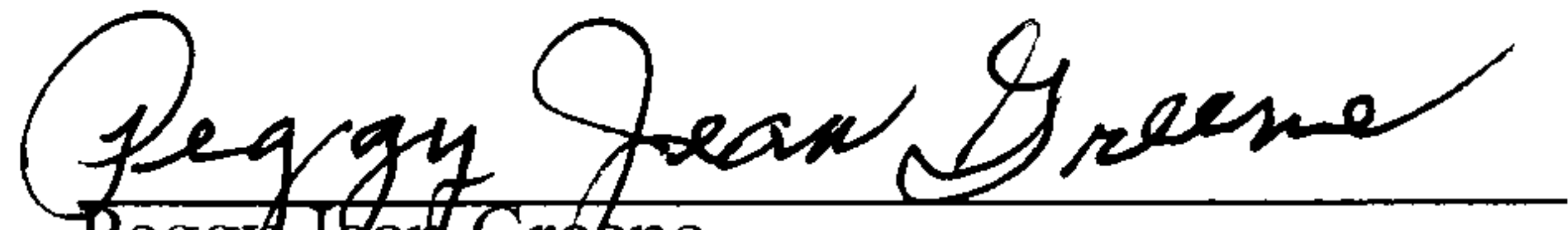
Subject to easements, restrictions, rights of way, and permits of record.

TO HAVE AND TO HOLD to 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, together with every contingent remainder and right of reversion.

And GRANTOR does for GRANTOR and for GRANTOR'S heirs, executors, and administrators covenant with the said GRANTEES, their heirs and assigns, that GRANTOR is lawfully seized in fee simple of said premises; that they are free from all encumbrances unless otherwise noted above; that GRANTOR has a good right to sell and convey the same as aforesaid; that GRANTOR will and GRANTOR'S 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, GRANTOR has hereunto set GRANTOR'S hand and seal, this 14th day of November, 2016.


20161128000433010 2/3 \$53.00
Shelby Cnty Judge of Probate, AL
11/28/2016 10:46:01 AM FILED/CERT

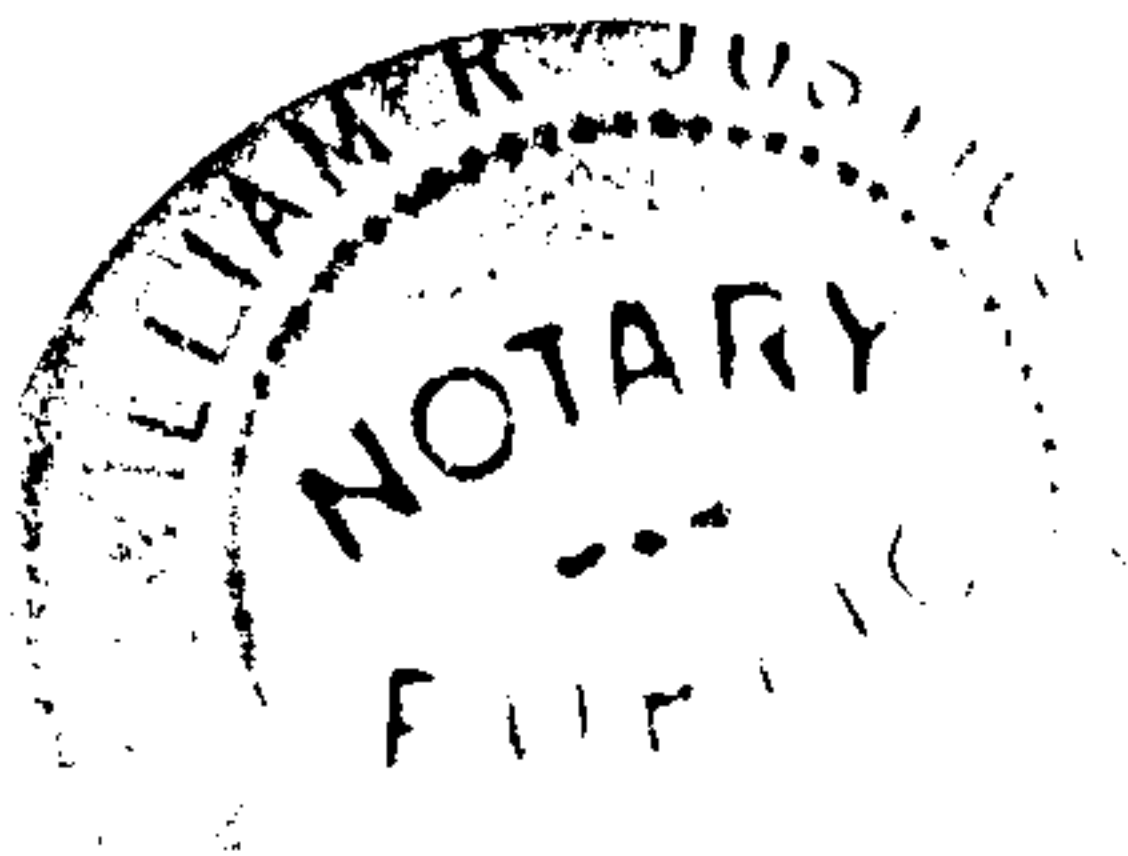

Peggy Jean Greene

STATE OF ALABAMA

SHELBY COUNTY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Peggy Jean 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 14th day of November, 2016.




Notary Public

Real Estate Sales Validation Form

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

Grantor's Name Peggy Jean Greene
Mailing Address PO Box 194
Harpersville, AL 35078

Grantee's Name Joseph Scott Perry
Joanie G. Perry
Mailing Address 2854 County Rd 24
Wadley, AL 36276

Property Address Hwy 25 + Hwy 83
Harpersville, AL

Date of Sale 11-14-16
Total Purchase Price \$
or
Actual Value \$

or
1/4 Assessor's Market Value \$ 95,002.50 1/3 (31,667.50)

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
☐ Other


20161128000433010 3/3 \$53.00
Shelby Cnty Judge of Probate, AL
11/28/2016 10:46:01 AM FILED/CERT

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 11-14-16

Print Peggy Jean Greene

☐ Unattested

(verified by)

Sign Peggy Jean Greene
(Grantor/Grantee/Owner/Agent) circle one