

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

KNOW ALL MEN BY THESE PRESENTS, That in consideration of ONE THOUSAND AND NO/00 DOLLARE (\$1000.00), and other good and valuable considerations to the undersigned grantor in hand paid by grantee herein, the receipt whereof is acknowledged, I, Majure D. Jones

(herein referred to as Grantor), grant, bargain, sell, convey unto

Rachel Rebecca Greene and Daniel Josef Greene (herein referred to as Grantees) the following described Real Estate situated at 100 Overhill Drive, Vincent, Alabama, 35178. Located in Shelby County Alabama. Legal description as shown on the attached Shelby County Property Tax record to be:

Pine Hill Subdivision, Map Number 07 6 14 3 000

MAP BOOK: 04 PAGE: 045

SEE ATTACHED EXHIBIT

SUBJECT TO:

(1) AD VALOREM TAXES

(2) EASEMENTS, RIGHTS OF WAY, RESTRICTIONS AND PERMITS OF RECORD

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 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 do for myself and for my heirs, executors, and administrators covenant with the said Grantees, their heirs and assigns, and I am lawfully seized in fee simple of said premises, that they are free from all encumbrances unless otherwise noted above, that I have a good right to sell and convey the same as aforesaid, that I will and my heirs, executors and administrators shall, warrant and defend the same to the said Grantees, heirs, executors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, I HAVE HEREUNTO SET MY HAND THIS 22ND DAY OF NOVEMBER, 2012

Majure D. Jones

Majure D. Jones

Shelby County, AL 12/06/2016
State of Alabama
Deed Tax: \$34.50


20161206000446140 1/4 \$58.50
Shelby Cnty Judge of Probate, AL
12/06/2016 04:10:55 PM FILED/CERT

Witness:

Patrick B. Pourciau

Patrick B. Pourciau

Witness:

Daniel B. Green

Daniel B. Green

GRANTOR: MAJURE D. JONES

GRANTEE: RACHEL R. GREENE and DANIEL JOSEF GREENE


This document was prepared by Daniel B. Green on the 22nd day of November, 2012 at 131 Primrose Lane, Harpersville, Alabama, 35078. With the expressed consent and instructions of Majure D. Jones in the presence of Pat Creech and Patrick Brian Pourciau.

A handwritten signature in cursive script, reading "Pat Creech", written over a horizontal line.

Pat Creech

A handwritten signature in cursive script, reading "Patrick Brian Pourciau", written over a horizontal line.

Patrick Brian Pourciau

A standard 1D barcode with vertical black bars of varying widths on a white background.


20161206000446140 2/4 \$58.50
Shelby Cnty Judge of Probate, AL
12/06/2016 04:10:55 PM FILED/CERT

GRANTOR: MAJURE D. JONES

GRANTEE: RACHEL R. GREENE and DANIEL JOSEF GREENE

**EXHIBIT ATTACHMENT: FULL LEGAL DESCRIPTION FOR
PROPERTY**

**LOT 5, IN BLOCK 2 OF THE PINE HILL SUBDIVISION, VINCENT,
ALABAMA, AS RECORDED IN THE OFFICE OF PROBATE JUDGE,
SHELBY COUNTY, ALABAMA IN MAP BOOK 4, PAGE 45.**


20161206000446140 3/4 \$58.50
Shelby Cnty Judge of Probate, AL
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Real Estate Sales Validation Form

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

Grantor's Name Majure D. Jones
Mailing Address P.O. Box 344
Vincent AL 35178

Grantee's Name Rachel Greene
Mailing Address 6355 Hwy 85
Vincent AL 35178


Property Address 106 Overhill Drive
Vincent AL 35178

Date of Sale 11/22/2012
Total Purchase Price \$ _____
or
Actual Value \$ _____
or
Assessor's Market Value \$34,230

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


20161206000446140 4/4 \$58.50
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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 _____

☒ Unattested

Karen Mollen
(verified by)

Print

Rachel R. Greene

Sign

Rachel R. Greene

(Grantor/Grantee/Owner/Agent) circle one