

This Instrument was Prepared by:

Shannon E. Price, Esq.
Kudulis, Reisinger & Price, LLC
P.O. Box 653
Birmingham, AL 35201

Send Tax Notice To: Christopher M Greene
Lisabeth W Greene
3205 Woodford Way
Birmingham, AL 35242

20170602000195480

06/02/2017 03:43:39 PM

DEEDS 1/3

WARRANTY DEED

State of Alabama

} Know All Men by These Presents:

Shelby County

That in consideration of the sum of **One Hundred Sixty Nine Thousand Five Hundred Dollars and No Cents (\$169,500.00)**, the amount of which can be verified in the Sales Contract between the parties hereto, to the undersigned Grantor (whether one or more), in hand paid by the Grantee herein, the receipt whereof is acknowledged, I or we, **Katherine Corley, an unmarried woman, whose mailing address is 6870 Foley Beach Express Apt 1122, Orange Beach, AL 36561** (herein referred to as Grantor, whether one or more), grant, bargain, sell and convey unto **Christopher M Greene and Lisabeth W Greene, whose mailing address is 3205 Woodford Way, Birmingham, AL 35242** (herein referred to as Grantee, whether one or more), the following described real estate, situated in Shelby, County, Alabama, **the address of which is 3205 Woodford Way, Birmingham, AL 35242**; to wit;

LOT 31, BLOCK 8, ACCORDING TO THE AMENDED MAP OF WOODFORD, RECORDED IN MAP BOOK 8, PAGE 51 A, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.

Property may be subject to all covenants, restrictions, conditions, easements, liens, set back lines, and other rights of whatever nature, recorded, and/or unrecorded.

All taxes for the year 2017 and subsequent years, not yet due and payable.

Any encroachment, encumbrance, violation, variation, or adverse circumstances affecting title that would be disclosed by an accurate and complete survey of the land.

Rights or claims of parties in possession not shown by the public records.

Any lien, or right to lien, for services, labor, or material heretofore or hereafter furnished, imposed by law, and not shown by the public records.

Such state of facts as shown on subdivision plat recorded in Plat Book 8, Page 51 A.

Minerals of whatsoever kind, subsurface and surface substances, including but not limited to coal, lignite, oil, gas, uranium, clay, rock, sand and gravel in, on, under and that may be produced from the Land, together with all rights, privileges, and immunities relating thereto, whether or not appearing in the Public Records.

Easement or other uses of the Land not visible from the surface, or easements or claims of easements, not shown by the public records.

Restrictions regarding Alabama Power Company as recorded in Misc. Volume 38, Page 454.

Transmission Line Permit to Alabama Power Company as recoded in Deed Book 331, Page 845.

Covenants, conditions and restrictions as recorded in Misc. Book 38, Page 380.

Easement recorded in Misc. Volume 39, Page 876.

Easement as to underground electrical distribution as recorded in Misc. Book 38, Page 454.


Agreement with Alabama Power Company as recorded in Misc. Book 38, Page 455.

Easement to Alabama Power Company as recorded in Real 365, Page 819.

TO HAVE AND TO HOLD to the said Grantee, his, her or their heirs and assigns forever.

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 person.

IN WITNESS WHEREOF, I (we) have hereunto set my (our) hand(s) and seal(s) this the 31st day of May, 2017.


Katherine Corley

State of Alabama

}

General Acknowledgment

Jefferson County

I, the undersigned authority, a Notary Public in and for the said County, in said State, hereby certify that Katherine Corley, an unmarried woman, 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 he/she/they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal, this the 31st day of May, 2017.

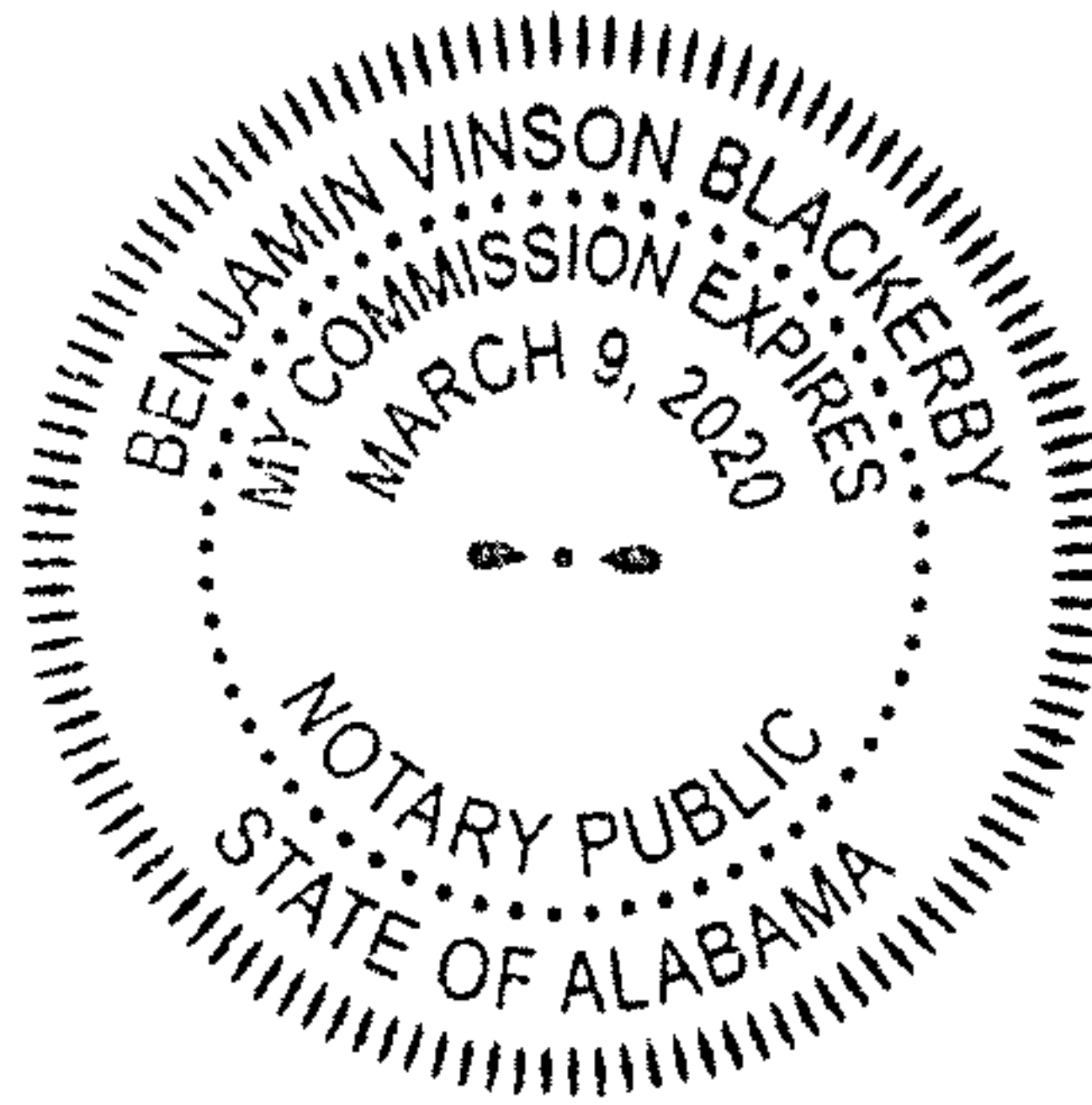


Notary Public, State of ALABAMA

the undersigned authority

Printed Name of Notary

My Commission Expires: 3-9-20



Real Estate Sales Validation Form

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

Grantor's Name	Katherine Corley	Grantee's Name	Christopher M Greene
			Lisabeth W Greene
Mailing Address	6870 Foley Beach Express Apt 1122	Mailing Address	3205 Woodford Way
	Orange Beach, AL 36561		Birmingham, AL 35242
Property Address	3205 Woodford Way	Date of Sale	May 31, 2017
	Birmingham, AL 35242	Total Purchase Price	\$169,500.00
		or	
		Actual Value	
		or	
		Assessor's Market Value	

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.

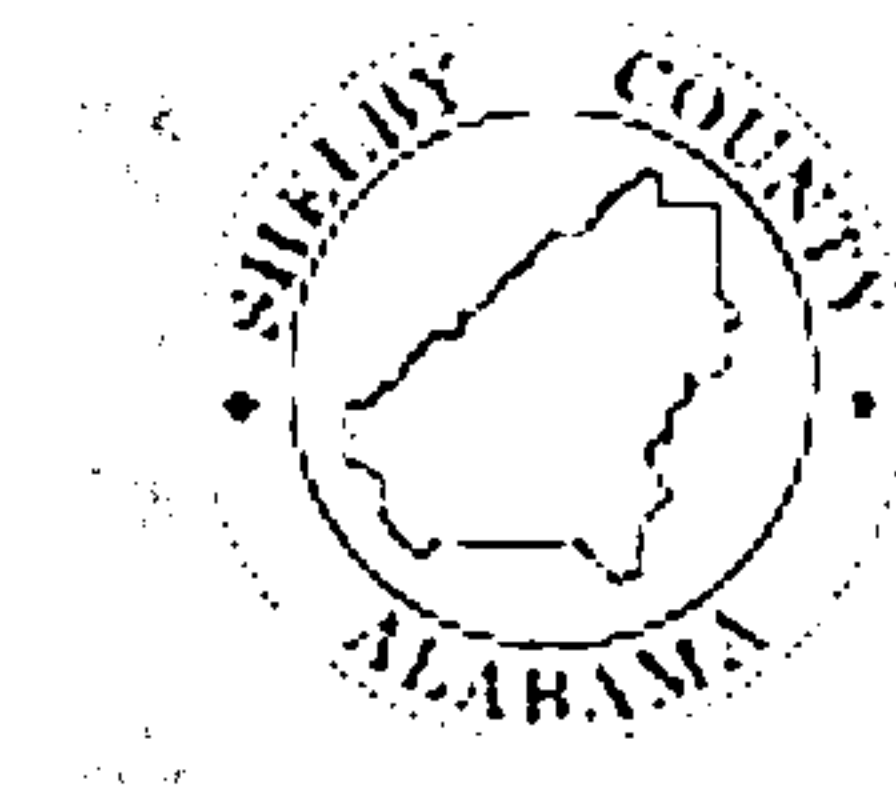
Total purchase price - the total amount paid for the purchase of the property, both real and personal, being conveyed by the instrument offered for record.

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	May 30, 2017	Print	Katherine Corley
<input type="checkbox"/>	Unattested	Sign	
			(Grantor/Grantee/Owner/Agent) circle one



Filed and Recorded
Official Public Records
Judge James W. Fuhrmeister, Probate Judge,
County Clerk
Shelby County, AL
06/02/2017 03:43:39 PM
\$190.50 DEBBIE
20170602000195480



Form RT-1