

This Instrument Prepared By:

C. Ryan Sparks, Attorney
2635 Valleydale Road, Suite 200
Birmingham, Alabama 35244
DIRECT: 205-215-8433

Send Tax Notice To Grantees Address:

Donald F. Binkley, Jr. and Mary T. Acor Binkley
4101 Guilford Road
Birmingham, Alabama 35242

WARRANTY DEED WITH JOINT RIGHT OF SURVIVORSHIP

**STATE OF ALABAMA
COUNTY OF SHELBY**

KNOW ALL MEN BY THESE PRESENTS,

That for and in consideration of **TEN AND NO/100 (\$10.00) DOLLARS**, and other good and valuable consideration, this day in hand paid to the undersigned

DONALD F. BINKLEY, JR., a married man, and MARY T. ACOR BINKLEY, a married woman,

(herein referred to as "Grantors"), in hand paid by the Grantees herein, the receipt whereof is hereby acknowledged, the Grantors do hereby give, grant, bargain, sell and convey unto the Grantees,

DONALD F. BINKLEY, JR. and MARY T. ACOR BINKLEY and HANNAH E. BINKLEY,


(herein referred to as "Grantees"), for and during their joint lives and upon the death of either, then to the survivor of them in fee simple, together with every contingent remainder and right of reversion, all of the Grantors' interest in the following-described Real Estate situated in, **SHELBY COUNTY, ALABAMA,** to wit:

Lot 93, according to the Final Record Plat of Greystone Farms, Guilford Place, Phase 1, as recorded in Map Book 20, Page 105, in the Probate Office of Shelby County, Alabama; being situated in Shelby County, Alabama, together with the following described property:

A parcel of land situated in the West ½ of Section 34, Township 18 South, Range 1 West, Shelby County, Alabama, being more particularly described as follows:

Commence at the Southeast corner of Lot 93 of Greystone Farms-Guilford Place, Phase 1, as recorded in Map Book 20, at Page 105, Probate Office of Shelby County, Alabama, said point being the common back corner of Lots 93 and 94, thence run in a Southwesterly direction along the back lot line of Lot 93 a distance of 553.13 feet to the Southwest corner of said Lot 93, said corner being the Point of Beginning of the parcel herein described; thence continue in the same direction as the last described course, in a Southwesterly direction, a distance of 12.00 feet to a point; thence turn an interior angle 96°28'13" and run to the right in a Northwesterly direction a distance of 95.55 feet to a point, said point being the Northwest corner of Lot 93, said corner also being on the right-of-way of Guilford Road; thence turn an interior angle of 7°00'53" and run to the right in Southeasterly direction along the Southwest lot line of Lot 93 a distance of 97.64 feet to the Point of Beginning.

Shelby County, AL 09/22/2017
State of Alabama
Deed Tax: \$26.00


20170922000345600 1/3 \$47.00
Shelby Cnty Judge of Probate, AL
09/22/2017 10:18:12 AM FILED/CERT

NO TITLE SEARCH HAS BEEN RENDERED NOR REQUESTED WHEN PREPARING THIS DEED.

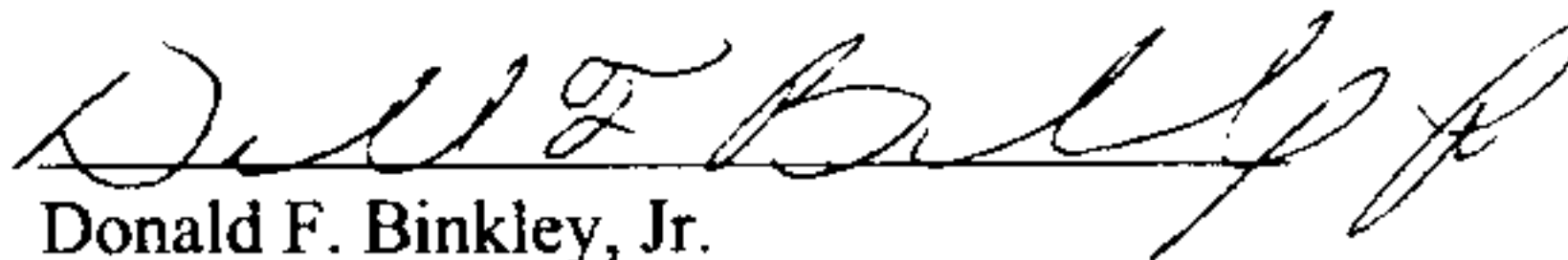
THE PROPERTY CONVEYED HEREIN DOES NOT CONSTITUTE THE HOMESTEAD OF THE GRANTORS NOR THE HOMESTEAD OF THE GRANTORS' RESPECTIVE SPOUSES

TO HAVE AND TO HOLD, the tract or parcel of land above described together with all and singular the rights, privileges, tenements, appurtenances, and improvements unto the said Grantees, for and during their joint lives as joint tenants and upon the death of either of them, then to the survivorship of them in fee simple, and to the heirs and assigns of such survivor, forever.

AND SAID GRANTORS, for said GRANTORS', GRANTORS' heirs, successors, executors and administrators, covenants with GRANTEES, and with GRANTEES' heirs and assigns, that GRANTORS are lawfully seized in fee simple of the said Real Estate; that said Real Estate is free and clear from all liens and encumbrances, except as hereinabove set forth, and except for taxes due for the current and subsequent years, and except for any restrictions pertaining to the Real Estate of record in the Probate Office of SHELBY COUNTY; and that GRANTORS will, and GRANTORS' heirs, executors and administrators shall, warrant and defend the same to said GRANTEES, and GRANTEES' heirs and assigns, forever against the lawful claims of all persons.

IN WITNESS WHEREOF, the said Grantors have hereunto set their hands and seals on this day of September 14, 2017.

GRANTORS:

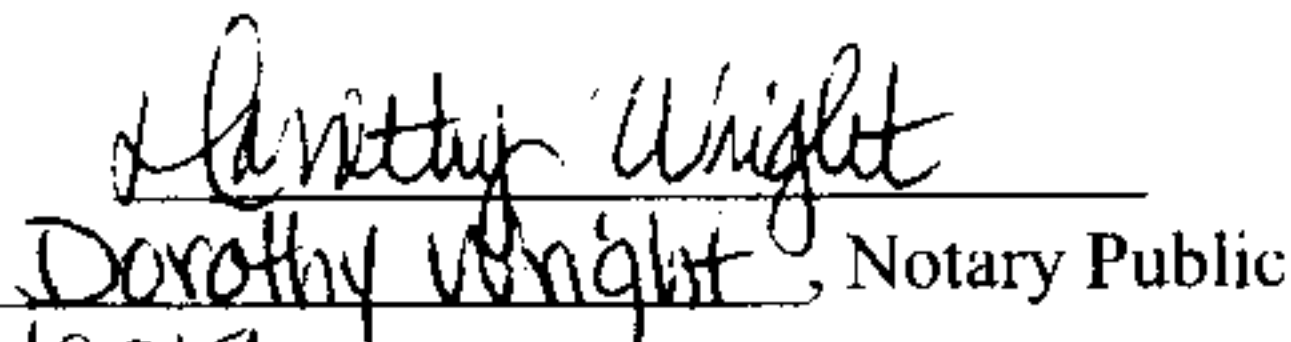

Donald F. Binkley, Jr.


Mary T. Acor Binkley

STATE OF ALABAMA
COUNTY OF Jefferson


I, the undersigned, a Notary Public, in and for said State and County, do hereby certify that Donald F. Binkley, Jr. and Mary T. Acor Binkley, whose names are each signed to the above and foregoing conveyance, and who are each known to me, acknowledged before me on this day that, being informed of the contents of this instrument, Donald F. Binkley, Jr. and Mary T. Acor Binkley each executed the same voluntarily on the day the same bears date.

IN WITNESS WHEREOF, the said Grantors have hereunto set their hands and seals on this day of September 14th, 2017.


Dorothy Wright, Notary Public

My Commission Expires: 11/14/2019

[Affix Seal Here]


20170922000345600 2/3 \$47.00
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 Donald F. Binkley, Jr.
Mailing Address Mary T. Acor Binkley
4101 Guilford Road
Birmingham, AL 35242

Grantee's Name Donald F. Binkley, Jr.
Mailing Address Mary T. Acor Binkley, Hannah E. Binkley
4101 Guilford Road
Birmingham, AL 35242

Property Address 4101 Guilford Road
Birmingham, AL 35242

Date of Sale 9/14/17
Total Purchase Price \$ _____
or
Actual Value \$ _____
or
Assessor's Market Value \$ 76,590.00 1/3 = 26,530

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 Deed Between Family

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 9/14/17

Print C. Ryan Sparks

Unattested

Sign

(verified by)

(Grantor/Grantee/Owner/Agent) circle one

Form RT-1



20170922000345600 3/3 \$47.00
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