

This instrument prepared by:
Michael Galloway, Attorney
931 Sharitt Avenue, Suite 113
Gardendale, AL 35071

SEND TAX NOTICE TO:
Thomas E Cleveland and Mary W Cleveland
352 Amherst Dr
Birmingham, AL 35242

WARRANTY DEED

STATE OF ALABAMA)
)
SHELBY COUNTY)

20171109000406110
11/09/2017 09:46:10 AM
DEEDS 1/2

KNOW ALL MEN BY THESE PRESENTS, That in consideration of the sum of Two Hundred Fifty-Nine Thousand Nine Hundred And No/100 Dollars (\$259,900.00) paid by the grantee herein, the receipt of which is hereby acknowledged, I/we, Donna Ann Hagler, an unmarried woman and Robyn L. Hagler, an unmarried woman (hereinafter grantor, whether one or more), do grant, bargain, sell and convey unto Thomas E Cleveland and Mary W Cleveland (hereinafter Grantees), as joint tenants with rights of survivorship, all of my/our right, title and interest in the following described real estate, situated in Shelby County, Alabama.

Lot 68, according to the Map and Survey of Amended Map Greystone Village-Phase 1, recorded in Map Book 20, Page 32, in the Office of the Judge of Probate of Shelby County, Alabama.


Subject to current taxes, all matters of public record, including, but not limited to easements, restrictions of record, and other matters which may be viewed by observation.

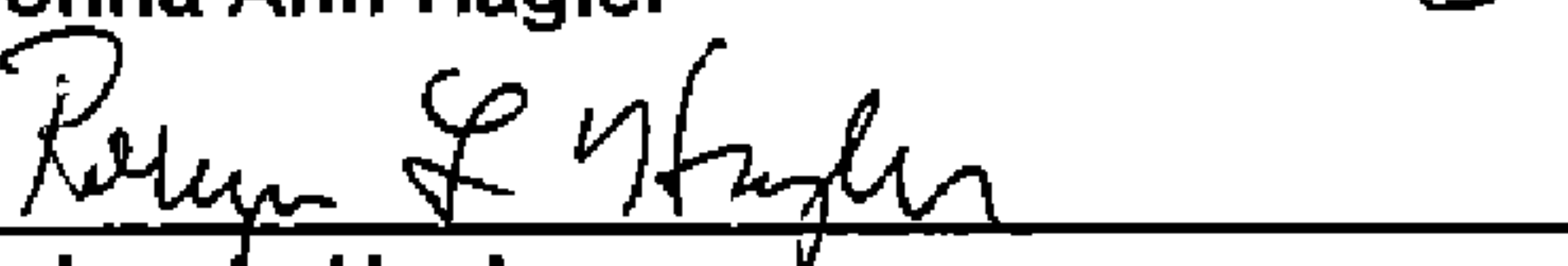
Subject to a third party mortgage in the amount of \$135,000.00 executed and recorded simultaneously herewith.

TO HAVE AND TO HOLD unto the said Grantees as joint tenants, with rights of survivorship, their heirs and assigns, forever; it being the intention of the parties to this conveyance that (unless the joint tenancy created is severed or terminated during the joint lives of the grantees herein) 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.

Grantor does, for Grantor and for Grantor's heirs, executors and administrators covenant with the said Grantees as joint tenants, with rights of survivorship, their heirs executors and administrators, that Grantor is lawfully seized in fee simple of said premises; that it is 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, and their heirs, executors and administrators forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the undersigned have hereunto set our hands and seals on November 6, 2017.


Donna Ann Hagler


Robyn L. Hagler

STATE OF Alabama
COUNTY OF JEFFERSON

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify Donna Ann Hagler and Robyn L. Hagler whose name(s) is(are) signed to the foregoing conveyance, and who is(are) known to me, acknowledged before me on this 6th day of November, 2017 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 on 11/06/2017


Notary Public
My commission expires: 10-4-21



Real Estate Sales Validation Form

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

Grantor's Name Donna Ann Hagler and Robyn L. Hagler
 Mailing Address 352 Amherst Dr
Birmingham, AL 35242

Grantee's Name Thomas E Cleveland and Mary W Cleveland
 Mailing Address 352 Amherst Dr
Birmingham, AL 35242

Property Address 352 Amherst Dr
 Birmingham, AL 35242

Date of Sale November 6, 2017
 Total Purchase Price \$259,900.00

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)

☐ Bill of Sale
☐ Sales Contract
☐ Closing Statement

☐ Appraisal
☐ Other: _____

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 - Donna Ann Hagler and Robyn L. Hagler, , .

Grantee's name and mailing address - Thomas E Cleveland and Mary W Cleveland, , .

Property address - 352 Amherst Dr, Birmingham, AL 35242

Date of Sale - November 6, 2017.

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.

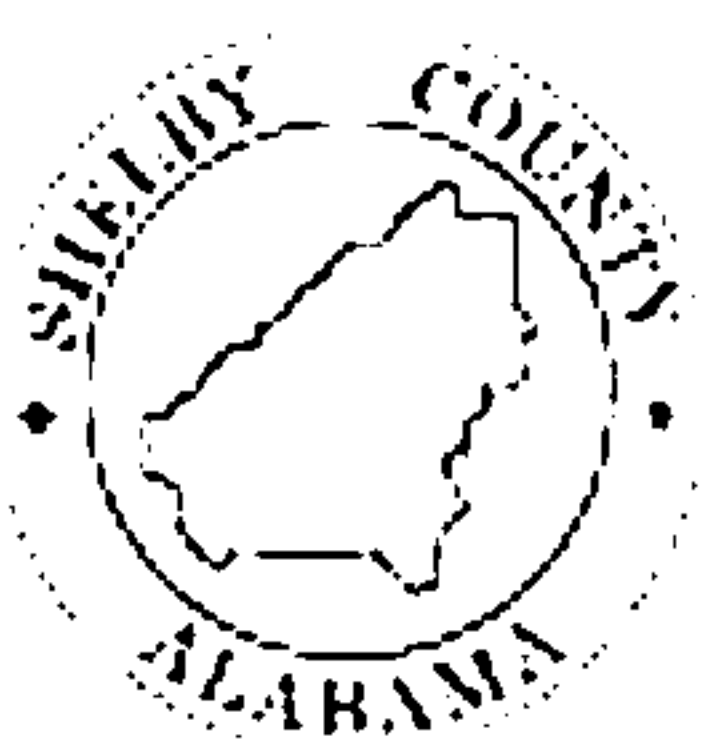
If no proof is provided and the value must be determined, the current estimate of fair market value, excluding current use valuation, of the property as determined by the local official charged with the responsibility of valuing property for property tax purposes will be used and the taxpayer will be 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: November 6, 2017

Sign

Agent



Filed and Recorded
 Official Public Records
 Judge James W. Fuhrmeister, Probate Judge,
 County Clerk
 Shelby County, AL
 11/09/2017 09:46:10 AM
 \$143.00 CHERRY
 20171109000406110