

NO TITLE SEARCH OR SURVEY PROVIDED TO THE PREPARER OF THIS DOCUMENT, THEREFORE, NO CERTIFICATION IS MADE AS TO TITLE OR LEGAL DESCRIPTION, HAVING RELIED UPON ~~INFORMATION~~ PROVIDED BY THE GRANTOR.

This instrument was prepared by:
William P. Sproule, Attorney at Law
705 Pleasant Grove Road, Suite 110
Pleasant Grove, AL 35127

Address for taxes:
Robert M. Green
923 4th Terrace
Pleasant Grove, AL 35127

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

State of Alabama)
Shelby County)

KNOW ALL MEN BY THESE PRESENTS, That in consideration of Ten (\$ 10.00) and no/100--Dollars and other good and valuable consideration to the undersigned GRANTOR in hand paid by the GRANTEEES herein, the receipt whereof is acknowledged, I, Shane Green, an unmarried man (herein referred to as GRANTOR) does hereby grant, bargain, sell and convey unto Robert M. Green, Guendolyn G. Green and Tonya G. Bryant (herein referred to as GRANTEEES) as joint tenants, with right of survivorship, the following described real estate situated in **Shelby, Alabama**, to-wit:

Lot 1815, according to the Survey of Old Cahaba V First Addition, as recorded in Map Book 35, Page 120, in the Probate Office of Shelby County, Alabama.

Property Address: 4175 Old Cahaba Parkway, Helena, AL 35080

Subject to:

1. Ad valorem taxes for the current tax year 2017 and subsequent tax years.
2. Easement/right-of-way to Alabama Power Company as recorded in Book 131 at Page 447; Book 134 at Page 85; Book 230 at Page 113; Book 257 at Page 213 and Real 46 at Page 69.
3. Easement/right-of-way to Shelby County as recorded in Book 155 at Page 331; Book 155 at Page 425; Book 2 at Page 16 and Book 156 at Page 203.
4. Rights of the public and the State of Alabama, if any to (1) lands lying below the high water mark (2) lands that have been created by artificial means (3) riparian rights; and subject also to the right of the Federal Government's control over navigable waters and public rights of access to any navigable waters.
5. Title to that portion of premises lying below the mean high water mark of the Cahaba River.
6. Title to all minerals, oil and gas within and underlying the premises, together with all mining rights and other rights, privileges and immunities relating thereto, as reserved in Book 15 at Page 415; Book 61 at Page 164; Real Volume 133 at Page 277; and Real Volume 321 at Page 629.
7. Restrictions as shown on recorded plat.

Shelby County, AL 11/27/2017
State of Alabama
Deed Tax:\$170.00

20171127000425360 1/3 \$191.00
Shelby Cnty Judge of Probate, AL
11/27/2017 03:31:59 PM FILED/CERT

TO HAVE AND TO HOLD to the said GRANTEEES as joint tenants with right 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) the entire interest in fee simple shall pass to the surviving grantees.

And I do for myself and for my heirs, executors, successors and administrators covenant with the said GRANTEEES, their heirs, executors and assigns that 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, successors and administrators shall warrant and defend the same to the said GRANTEEES, their heirs, executors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this 21st day of November, 2017.



SHANE GREEN

GENERAL ACKNOWLEDGMENT

State of Alabama)
Jefferson County)

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Shane Green, an unmarried man, 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 this conveyance, he has executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 21st day of November, 2017.



Notary Public
My Commission Expires: 8/16/2020



20171127000425360 2/3 \$191.00
Shelby Cnty Judge of Probate, AL
11/27/2017 03:31:59 PM FILED/CERT

Real Estate Sales Validation Form

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

Grantor's Name	Shane Green	Grantee's Name	Robert M. Green
Mailing Address	4175 Old Cahaba Parkway	Mailing Address	923 4 th Terrace
	Helena, AL 35080		Pleasant Grove, AL 35107
Property Address	4175 Old Cahaba Parkway	Date of Sale	Transfer 11-21-2017
	Helena, AL 35080	Total Purchase Price \$	—
		or	
		Actual Value \$	—
		or	
		Assessor's Market Value \$	170,000.00

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 - 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 11/21/17

Print

Shane Green

Sign

Shane Green

(Grantor/Grantee/Owner/Agent) circle one

