20180416000124880 04/16/2018 08:13:40 AM

Prepared by: JUL ANN McLEOD, Esq. 1957 Hoover Court, Suite 306 Birmingham, AL 35226 Send Tax Notice to: DEEDS 1/3
James T. Green & Paula P. Green
1032 Greystone Cove Drive
Birmingham, AL 35242

STATE OF ALABAMA	
	) JOINT WITH RIGHT OF SURVIVORSHIP
COUNTY OF SHELBY	) WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS: That, for and in consideration of FOUR HUNDRED SEVENTY THOUSAND AND NO/100 DOLLARS (\$470,000.00) and other good and valuable consideration, this day in hand paid to the undersigned Grantors, H. CRAIG MATTOX, III, and JENNIFER L. MATTOX, by and through her attorney in fact, H. CRAIG MATTOX, III, husband and wife (hereinafter referred to as Grantors), the receipt whereof is hereby acknowledged, the Grantors do hereby give, grant, bargain, sell and convey unto the Grantees, JAMES G. GREEN AND PAULA P. GREEN (hereinafter 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, their heirs and assigns, the following described Real Estate, lying and being in the County of Shelby, State of Alabama, to-wit:

Lot 94, according to the Amended Map of The Cove of Greystone Phase I, as recorded in Map Book 26, page 39 A & B, in the Probate Office of Shelby County, Alabama.

Subject to rights-of-way, covenants, restrictions, easements, agreements, setback lines, reservations, mineral/mining rights, and declarations of record, if any.

\$120,000.00 of the above-recited purchase price is being paid with a purchase money mortgage being recorded simultaneously herewith.

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

And said Grantors, for said Grantors, their heirs, successors, executors and administrators, covenant with Grantees, and with their 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, which are not yet due and payable; and that Grantors will, and their heirs, executors and administrators shall, warrant and defend the same to said Grantees, and their heirs and assigns, forever against the lawful claims of all persons.

## 20180416000124880 04/16/2018 08:13:40 AM DEEDS 2/3

IN WITNESS WHEREOF, said Grantors have hereunto set their hand and seal this the 12th day of April, 2018.

H. CRAIG MATTOX, III

SENNIFER L. MATTOX,
by H. CRAIG MATTOX, III,
as attorney in fact

STATE OF ALABAMA

COUNTY OF JEFFERSON

I, the undersigned, a Notary Public, in and for said County and State, hereby certify that H. CRAIG MATTOX, III, individually and as attorney in fact for JENNIFER L. MATTOX, whose names are signed to the foregoing conveyance and who are known to me, acknowledged before me on this day that, being informed of the contents of the instrument, he, individually and as said attorney in fact, and with full authority, executed the same voluntarily on the day the same bears date.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this the 12th day of April, 2018.

NOTARY PUBLIC

My commission expires:

MALCOLM S. MCLEOD My Commission Expires August 15, 2018

## Real Estate Sales Validation Form

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

Grantor's Nar	H. CRAIG MATTOX, ne JENNIFER L. MATT		Grantee's Nam	JAMES T. GREEN and PAULA P. neGREEN
Mailing Addre	ess 1032 GREYSTONE BIRMINGHAM, AL 3	••	Mailing Addres	ss1032 GREYSTONE COVE DR BIRMINGHAM, AL 35242
Property Addr	ress 1032 GREYSTONE BIRMINGHAM, AL 3	<del>-</del>	Date of Sa	le <u>April 12, 2018</u>
			Total Purchase Pric	ce <u>\$470,000.00</u>
18041600012	24880 04/16/2018 08		or Actual Value 3/3 or sessor's Market Valu	\$ Je\$
<u>-</u>	e price or actual value claim ation of documentary evide		verified in the following	ng documentary evidence: (check
Bill of Sales Co X_Closing	ontract		ppraisal Other	
If the conveya of this form is	•	or recordation contains	all of the required inf	formation referenced above, the filing
<del>,</del>		Instructi	ons	
Grantor's nan current mailin	<del>-</del>	rovide the name of the p	erson or persons co	nveying interest to property and their
Grantee's nar conveyed.	me and mailing address - p	rovide the name of the p	person or persons to	whom interest to property is being
• •	ress - the physical address property was conveyed.	of the property being co	nveyed, if available.	Date of Sale - the date on which
<b>.</b>	se price - the total amount p	paid for the purchase of	the property, both re	al and personal, being conveyed by
	nt offered for record.	•		arana percontai, being centrejea by
Actual value -	- if the property is not being fered for record. This may b	sold, the true value of the		
Actual value - instrument off current marke	<ul> <li>if the property is not being fered for record. This may be et value.</li> <li>provided and the value must</li> </ul>	sold, the true value of the evidenced by an approximately the determined, the curby the local official char	raisal conducted by a reent estimate of fair ged with the respons	al and personal, being conveyed by the a licensed appraiser or the assessor's market value, excluding current use sibility of valuing property for property
Actual value - instrument off current marke  If no proof is predicted the second secon	if the property is not being fered for record. This may be value.  provided and the value must be property as determined will be used and the taxpay best of my knowledge and	sold, the true value of the evidenced by an appropriate by the local official charger will be penalized pure belief that the information	rent estimate of fair ged with the respons suant to <u>Code of Ala</u> ion contained in this	al and personal, being conveyed by the a licensed appraiser or the assessor's market value, excluding current use sibility of valuing property for property
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Actual value - instrument off current marke  If no proof is present valuation, of the tax purposes  I attest, to the further unders Code of Alaba  Date	if the property is not being fered for record. This may bet value.  provided and the value must he property as determined will be used and the taxpay best of my knowledge and stand that any false statement ama 1975 § 40-22-1 (h).	sold, the true value of the be evidenced by an appropriate the local official charger will be penalized pursuents claimed on this form	rent estimate of fair ged with the responsion contained in this may result in the in	al and personal, being conveyed by the a licensed appraiser or the assessor's market value, excluding current use sibility of valuing property for property bama 1975 § 40-22-1(h).  document is true and accurate. Imposition of the penalty indicated in



Official Public Records
Judge James W. Fuhrmeister, Probate Judge,
County Clerk
Shelby County, AL
04/16/2018 08:13:40 AM
S371.00 CHERRY
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Filed and Recorded

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