

This Instrument was Prepared by:

Send Tax Notice To: Marcus Terrell Green
Suni Booker Green

Mike T. Atchison, Attorney at Law
101 West College Street
Columbiana, AL 35051

119 Rosewood Circle
Calera, AL 35040

File No.: S-18-24533

WARRANTY DEED
JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR

State of Alabama

} Know All Men by These Presents:

County of Shelby

That in consideration of the sum of **One Hundred Eighty Five Thousand Dollars and No Cents (\$185,000.00)**, 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, **Frederick Epsman and Edna Epsman, husband and wife** (herein referred to as Grantor, whether one or more), grant, bargain, sell and convey unto **Marcus Terrell Green and Suni Booker Green**, (herein referred to as Grantee, whether one or more), the following described real estate, situated in Shelby, County, Alabama, to wit;

Lot 48, Marengo Subdivision, Sector Two, as recorded in Map Book 26, Page 90, in the Probate Office of Shelby County, Alabama.

Property may be subject to taxes for 2018 and subsequent years, all covenants, restrictions, conditions, easements, liens, set back lines, and other rights of whatever nature, recorded, and/or unrecorded.

\$178,062.00 of the purchase price of the above described property was financed with the proceeds of a mortgage loan closed simultaneously herewith.

TO HAVE AND TO HOLD to 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 forever, together with every contingent remainder and right of reversion.

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 25th day of April, 2018.

Frederick Epsman
Frederick Epsman

Edna Epsman
Edna Epsman

Ramona Glass
By Ramona Glass
Attorney In Fact

Ramona Glass
By Ramona Glass
Attorney In Fact

Attorney in Fact

attorney in fact

State of Alabama

County of Shelby

I, Mike T. Atchison, a Notary Public in and for the said County in said State, hereby certify that Ramona Glass as Attorney In Fact for Frederick Epsman and Edna Epsman, whose name(s) is/are signed to the foregoing conveyance, and who is/are 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 25th day of April, 2018.

Mike T. Atchison
Notary Public, State of Alabama

Mike T. Atchison
My Commission Expires: September 22, 2020



20180501000147090 1/2 \$25.00
Shelby Cnty Judge of Probate, AL
05/01/2018 01:00:32 PM FILED/CERT

Shelby County, AL 05/01/2018
State of Alabama
Deed Tax: \$7.00

Real Estate Sales Validation Form

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

Grantor's Name Frederick Epsman
Edna Epsman
Mailing Address 119 Rosewood Circle
Calera 35040
Property Address 119 Rosewood Circle
Calera, AL 35040

Grantee's Name Marcus Terrell Green
Suni Booker Green
Mailing Address 119 Rosewood Cir
Calera AL 35040
Date of Sale April 25, 2018
Total Purchase Price \$185,000.00
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 April 24, 2018

Print Frederick Epsman

Unattested

Sign Frederick Epsman
(Grantor/Grantee/Owner/Agent) circle one

(verified by)

By Attorney in fact



20180501000147090 2/2 \$25.00
Shelby Cnty Judge of Probate, AL
05/01/2018 01:00:32 PM FILED/CERT

Form RT-1