



20180511000163630 1/4 \$167.50  
Shelby Cnty Judge of Probate, AL  
05/11/2018 01:34:33 PM FILED/CERT

This Document Prepared By:  
Law Office of John A. Gant, P.C.  
200 Office Park Drive, Suite 210  
Birmingham, Alabama 35223

Send Tax Notice To:  
Mark and Brenda Henry  
Charles Henry  
1090 Hampton Pl.  
Birmingham, AL 35242

**STATUTORY WARRANTY DEED**

STATE OF ALABAMA )  
SHELBY COUNTY )

KNOW ALL PERSONS BY THESE PRESENTS:

That for and in consideration of the sum of One Hundred Forty One Thousand Three Hundred and 00/100 Dollars (\$141,300.00) and other good and valuable consideration in hand paid to the undersigned, the receipt of which is hereby acknowledged, we, MARK C. HENRY and BRENDA A. HENRY, Husband and Wife and CHARLES R. HENRY, a married person (GRANTORS), do grant, bargain, sell and convey unto MARK C. HENRY, BRENDA A. HENRY and CHARLES R. HENRY, as joint tenants with rights of survivorship, (GRANTEES) all of our right, title, interest, and claim in or to the following described real estate situated in Shelby County, Alabama:

Lot 1016, according to the Survey of Brook Highland, 10<sup>th</sup> Sector, 2<sup>nd</sup> Phase, as recorded in Map Book 18, page 36 A & B, in the Probate Office of Shelby County, Alabama.

The subject property does not constitute the homestead of Grantor Charles R. Henry or his spouse.

To have and to hold said GRANTEES forever.

Shelby County, AL 05/11/2018  
State of Alabama  
Deed Tax:\$141.50



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Dated this the 18 day of April, 2018.

Mark C. Henry  
MARK C. HENRY

Brenda A Henry  
BRENDA A. HENRY

STATE OF Alabama  
COUNTY OF Jefferson

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that MARK C. HENRY and BRENDA A. HENRY 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 conveyance, they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this the 18 day of April, 2018.

Ginger R. Jones  
NOTARY PUBLIC:

My commission expires:






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*Charles R. Henry*  
CHARLES R. HENRY

STATE OF FLORIDA )  
BROWARD COUNTY )

The foregoing instrument was acknowledged before me this 12<sup>th</sup> day of April, 2018 by CHARLES R. HENRY, who is personally known to me or who has produced FLORIDA DRIVER'S as identification.  
LICENSE

*Priscilla Cotto*  
NOTARY PUBLIC:  
My Commission Expires: 08/04/2020

 Priscilla Cotto  
Notary Public  
State of Florida  
My Comm. Expires 08/04/2020  
Commission No. GG 18498

Real Estate Sales Validation Form

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

Grantor's Name Mark, Brenda & Charles Henry
Mailing Address 1090 Hampton Pl. Birmingham, AL 35242
Grantee's Name Mark, Brenda & Charles Henry
Mailing Address 1090 Hampton Pl. Birmingham, AL 35242
Property Address 1090 Hampton Pl. Birmingham, AL 35242
Date of Sale 4/18/18
Total Purchase Price \$
or
Actual Value \$
or
1/3 Assessor's Market Value \$ 141,300.00 \*\*

The purchase price or current assessor's market value claimed on this form can be verified in the following documentary evidence: (check one)

- Mortgage
Bill of Sale
Sales Contract
Closing Statement
[X] Other - \*\* Deed is being recorded to add Brenda A. Henry to title. Consideration is based on 1/3 tax value of \$423,900.00.

\* The deed or other instrument of like character offered for recordation which conveys property cannot be used as documentary evidence

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.

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 being conveyed.

Actual value - if the property is not being sold, the true value of the property being conveyed. This may be evidenced by an appraisal conducted by a licensed appraiser.

Current Assessor's market value - if no proof is provided, 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.

Any person who intentionally fails to provide the proof required or presents false proof shall be subject to a penalty of \$100 or 25% of the taxes due, whichever is greater.

I hereby affirm that to the best of my knowledge and belief the information contained in this document is true and complete.

Date 4/18/18

Print John A. Gant

Sign (Owner/Agent) circle one

