Send Tax Notice To: Vera D. Gregory
151 Moss Stone Lane

Calera, AL 35040

Parcel I.D. #:

WARRANTY DEED

Joint Tenancy With Right of Survivorship

STATE OF ALABAMA)
)
COUNTY OF SHELBY)

Know all men by these presents, that in consideration of the sum of One Hundred Thirty Thousand Dollars and 00/100 (\$ 130,000.00), the receipt of sufficiency of which are hereby acknowledged, that Vera D. Gregory, a widow, hereinafter known as GRANTOR, does hereby bargain, grant, sell and convey the following described real property being situated in Shelby County, Alabama, to Miles Cory Gregory; Mary Gregory Stocker; and Jule Ann Martin, as remaindermen, with the Grantor hereby reserving a life estate for herself, hereinafter known as the GRANTEE;

Lot 177, according to the Final Plat of Stonecreek Phase 4, as recorded in Map Book 37, Page 44 in the Probate Records of Shelby County, Alabama.

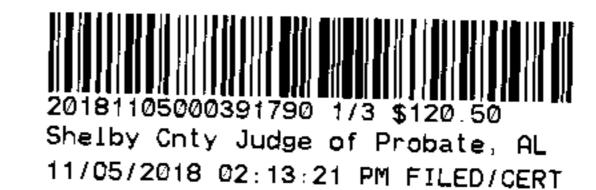
Subject to any and all easements, rights of way, covenants and restrictions of record.

THE GRANTOR HEREBY RESERVES A LIFE ESTATE FOR HERSELF FOR HER LIFETIME.

This deed was prepared without the benefit of a title search, and a survey was not performed. The legal description was taken from that certain instrument recorded as Instrument # 20180913000329420, in the Probate Judge's Office of Shelby County, Alabama.

TO HAVE AND TO HOLD to the said GRANTEE 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 hereby 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, together with every contingent remainder and

Shelby County: AL 11/05/2018 State of Alabama Deed Tax:\$97.50



right of reversion.

And we do for ourselves and for our heirs, executors, and administrators covenant with the said GRANTEES, their heirs, and assigns, that we are lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that we have a good right to sell and convey he same as aforesaid; that we will and 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 WHEI	REOF, we have he	reunto set our han , 2018.	ds and seals,	on this the
Vera D. Gregory Grantor	legary			
STATE OF ALABAMA COUNTY OF SHELBY))			
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I, the undersigned, a Notary Pubic in and for said State, do hereby certify that *Vera D. Gregory, a widow,* whose name is signed to the foregoing conveyance, and who is personally known to me, acknowledged before me and my official seal of office, that he did execute the same voluntarily on the day the same bears date.

NOTARY PUBLIC

My Commission Expires:

18 March, 2020

This Instrument Prepared By:

Clint C. Thomas, P.C. Attorney at Law P.O. Box 1422 Calera, AL 35040

20181105000391790 2/3 \$120.50 20181105000391790 2/3 \$120.50 Shelby Cnty Judge of Probate: AL 11/05/2018 02:13:21 PM FILED/CERT

Shelby Cnty Judge of Probate, AL 11/05/2018 02:13:21 PM FILED/CERT

Real Estate Sales Validation Form

This i	Document must be filed in accor	dance with Code of Alabama 197	75, Section 40-22-1
Grantor's Name Mailing Address	VERA D. GREACH, 151 Mas Store! CAFRA, AL BOUL	Grantee's Name Wailing Address	VERT GREAT ET DI 157 MOSS STORY CHERT AL 35040
Property Address	157 Moss Stone LA CALEAA, AL 35040	Date of Sale Total Purchase Price or Actual Value or Assessor's Market Value	\$
•	e or actual value claimed on one) (Recordation of document of ment	• • • • • • • • • • • • • • • • • • •	ed)
•	document presented for rect f this form is not required.	ordation contains all of the re	quired information referenced
	nd mailing address - provide eir current malling address.	instructions the name of the person or pe	ersons conveying interest
Grantee's name a to property is bein	ind malling address - provide ng conveyed.	the name of the person or p	ersons to whom interest
Property address	- the physical address of the	property being conveyed, if	available.
Date of Sale - the	date on which interest to the	e property was conveyed.	
•	rice - the total amount pald for by the instrument offered for		ty, both real and personal,
conveyed by the	he property is not being sold instrument offered for record or the assessor's current n	I. This may be evidenced by a	y, both real and personal, being an appraisal conducted by a
excluding current responsibility of t	vided and the value must be tuse valuation, of the proper valuing property for property of Alabama 1975 § 40-22-1	ty as determined by the local tax purposes will be used and	
accurate. I furthe	est of my knowledge and believer understand that any false soldinated in Code of Alabama	statements claimed on this fo	ned in this document is true and rm may result in the imposition
. 🖍		r'	

Unattested

(Grantor/Grantee/Owner/Agent) circle one

(verified by)

FARM OT 4