

THIS INSTRUMENT WAS PREPARED WITHOUT BENEFIT OF TITLE
LEGAL DESCRIPTION WAS PROVIDED BY GRANTOR

THIS INSTRUMENT WAS PREPARED BY
DANIEL B. GREEN

SEND TAX NOTICE TO:
RACHEL R. GREENE
6355 HIGHWAY 85
VINCENT, AL. 35178

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

KNOW ALL MEN BY THESE PRESENTS, That in consideration of ONE THOUSAND AND NO/00 DOLLARS (\$1,00.00), And other good and valuable considerations to the undersigned grantor (whether one of more), in hand paid the grantee herein, the receipt whereof is acknowledged, I, Sue Garrett (herein referred as GRANTOR) do grant, bargain, sell and convey unto Robert E. Green, Jr., Steven Ryan Green and Rachel Rebecca Greene (herein referred to as GRANTEES) the following described real estate situated in: SHELBY County, Alabama, to-wit:

SEE ATTACHED EXHIBIT FOR LEGAL DESCRIPTION FOR PARCEL 2: PARCEL NUMBER-07 9 32 1 000 001.005
RECEIPT #: 10717 FOR YEAR 2017

COM NE COR SEC 32S ALD SSEC LN 890.91 TO POB S ALG SEC LN 415(S) W210(S) N410(S) E212 TP POB
S: 32 T: 19S R: 02E

SUBJECT TO:

1. Ad valorem taxes due and payable October 1, 2019
2. EASEMENTS, RESTRICTIONS, RIGHTS OF WAY AND PERMITS OF RECORDS.

TO HAVE AND TO HOLD unto the said GRANTEES 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 a (the) grantee (s) herein expires, then their heirs and assigns of the grantee (s) shall take as tenants in common.

And I (we) do for myself (ourselves) and for my (our) heirs, executors and administrators covenant with the said Grantees, their heirs and assigns, and 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 Grantee, heirs, executors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this 17 day of AUGUST, 2018

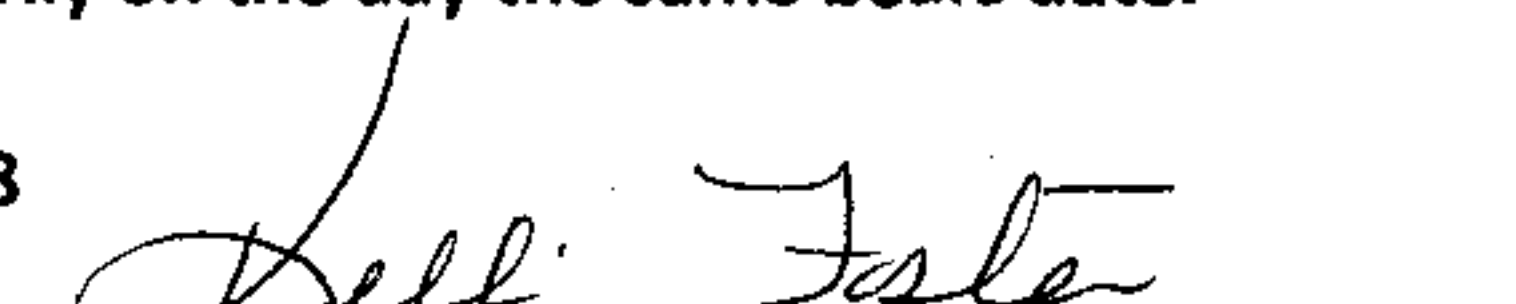



SUE GARRETT

STATE OF ALABAMA)
COUNTY OF SHELBY)

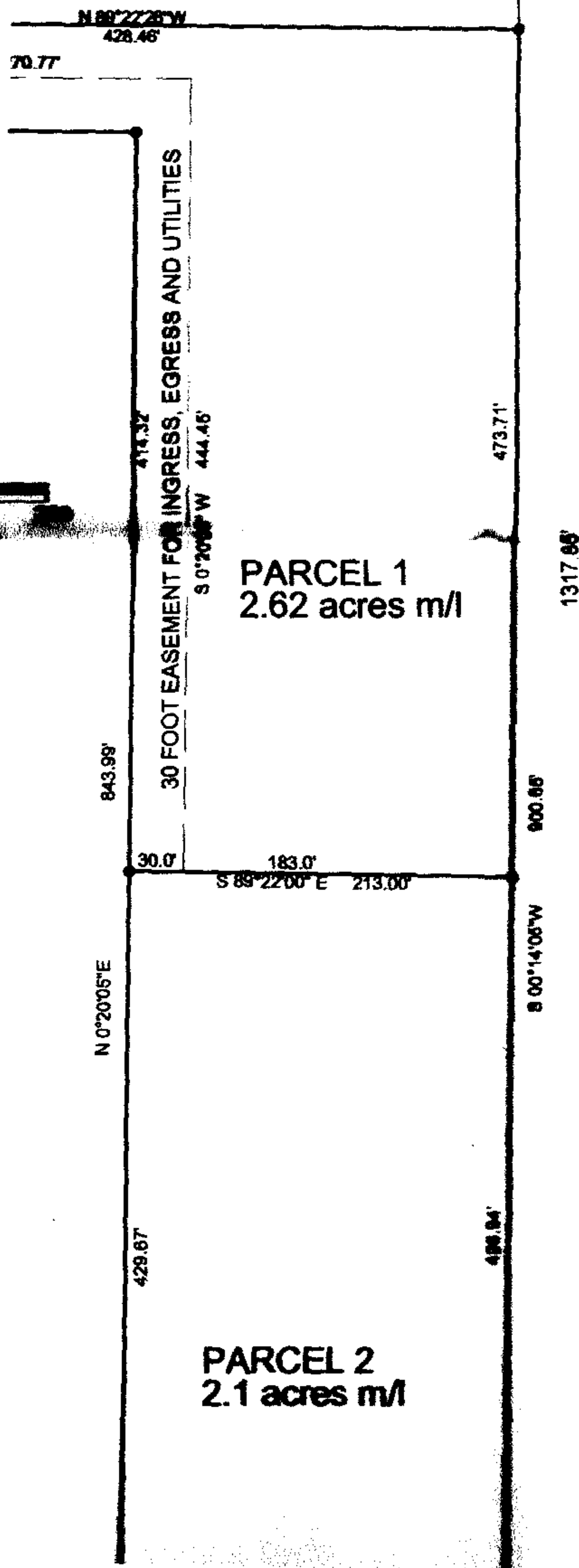
I, the undersigned authority, a Notary Public in and for said County, in said State hereby certify that SUE GARRETT whose Name is signed to the foregoing conveyance, and who is known to me acknowledged before me on this day, that, being informed of the contents of the conveyance, they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 17 day of AUGUST, 2018


Notary Public
Exp 1-26-21


20181228000451210 1/3 \$23.00
Shelby Cnty Judge of Probate, AL
12/28/2018 11:00:38 AM FILED/CERT

Shelby County, AL 12/28/2018
State of Alabama
Deed Tax: \$1.00



PARCEL 2

Commencing at the Northeast Corner of Section 32, Township 19 South, Range 2 East, Shelby County, Alabama; thence South 0 degrees 14 minutes 26 seconds West, a distance of 890.91 feet to the POINT OF BEGINNING; thence continuing southerly along said line, a distance of 428.94 feet; thence South 89 degrees 54 minutes 36 seconds West, a distance of 213.00 feet; thence North 0 degrees 20 minutes 05 seconds East, a distance of 429.67 feet; thence South 89 degrees 22 minutes 00 seconds East, a distance of 213.00 feet to the POINT OF BEGINNING; said described tract containing 2.1 acres, more or less.

DESCRIPTION OF A 30 FOOT EASEMENT FOR INGRESS, EGRESS AND UTILITIES.

Commencing at the Northeast Corner of Section 32, Township 19 South, Range 2 East, Shelby County, Alabama; thence South 0 degrees 14 minutes 26 seconds West, a distance of 890.91 feet; thence North 89 degrees 22 minutes 00 seconds West, a distance of 183.00 feet to the POINT OF BEGINNING; thence continue along last said course for a distance of 30.0 feet; thence North 0 degrees 20 minutes 05 seconds East, a distance of 414.32 feet; thence North 89 degrees 31 minutes 12 seconds West, a distance of 264.71 feet to the easterly edge of Primrose Lane; thence North 38 degrees 59 minutes 17 seconds East along Primrose Lane for a distance of 38.33 feet; thence South 89 degrees 31 minutes 12 seconds East, a distance of 270.77 feet; thence South 00 degrees 20 minutes 05 seconds west for 444.45 to the POINT OF BEGINNING.

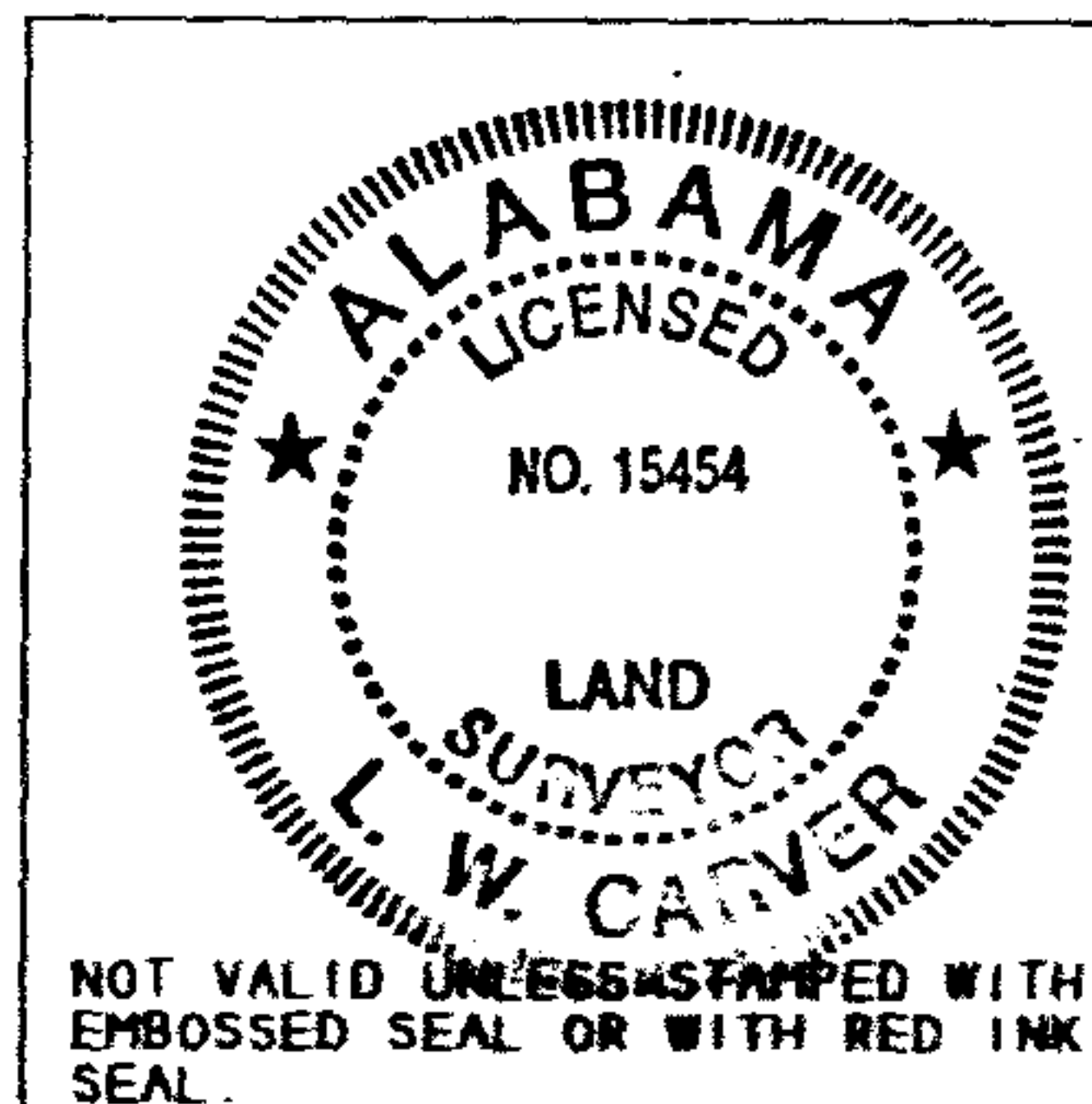
20181228000451210 2/3 \$23.00
Shelby Cnty Judge of Probate, AL
12/28/2018 11:00:38 AM FILED/CERT

I hereby state that all parts of this survey and drawing have been completed in accordance with the current requirements of the Standards of Practice for Surveying in the State of Alabama to the best of my knowledge, information, and belief.

Surveyors Signature: *L. W. Carver*

Alabama License No: 15454

Date: *020704*



Real Estate Sales Validation Form

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

Grantor's Name Sue Garnett
Mailing Address _____
Property Address Vacant

Grantee's Name Robert Earl Green
Mailing Address Steven Ryan Green
Rachel Rebecca Greene
6355 Hwy 85 Vincent AL
Date of Sale 8/1/2018
Total Purchase Price \$1000.00
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: (choose 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 use 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 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 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 _____

Print

SUE Garnett

☒ Unattested

Sign

(Grantor/Grantee/Owner/Agent) circle one

20181228000451210 3/3 \$23.00
Shelby Cnty Judge of Probate, AL
12/28/2018 11:00:38 AM FILED/CERT