


This instrument was prepared by
R. Matthew Talley, Esq.
CORNELIUS&TALLEY,PC
1512 Alex Drive
Birmingham, AL 35210
(205) 977-9911

SEND TAX NOTICE TO:
5304 Greystone Way
Hoover, AL. 35242

NO TITLE SEARCH HAS BEEN DONE


20190226000059580 1/3 \$323.00
Shelby Cnty Judge of Probate, AL
02/26/2019 09:17:09 AM FILED/CERT

WARRANTY DEED

**STATE OF ALABAMA
SHELBY COUNTY**

KNOW ALL MEN BY THESE PRESENTS:

That for and in consideration of the sum of three hundred two thousand dollars (\$302,000.00), and other good and valuable consideration, in hand paid to the undersigned, the receipt whereof is hereby acknowledged, the undersigned **Mitchell A. Kelley** (hereinafter called Grantor), and conveys to **Mitchell A. Kelley and Karla H. Kelley**, (hereinafter called Grantees), as joint tenants with rights of survivorship (JTWRROS) all his right, title, interest and claim in or to the following described real estate, situated in Shelby County, Alabama, to-wit:

Legal Description:

Lot 38, according to the Survey of Greystone 6th Sector, as recorded in Map Book 17, Page 54 A, B, & C, in the Probate Office of Shelby County, Alabama. Together with the nonexclusive easement to use the private roadways, Common Areas and Hugh Daniel Drive, all as more particularly described in the Greystone Residential Declaration of Covenants, Conditions, and Restrictions dated 11/6/90 and recorded in Real Volume 317, Page 260, in the Probate Office of Shelby County, Alabama, and all amendments thereto.

More Commonly known as: 5304 Greystone Way Hoover, Alabama 35242

TOGETHER WITH all improvements thereon and appurtenances thereto belonging or in any way appertaining and all right, title, and interest of Grantor in and to any and all roads, alleys, and ways bounding said premises (collectively the "Subject Property").

This conveyance is made subject to the following:

1.) Ad valorem taxes for the current tax year which grantees herein assume and agree to pay.


Shelby County, AL 02/26/2019
State of Alabama
Deed Tax: \$302.00


2.) All recorded encumbrances, if any, recorded or unrecorded easements, liens, rights-of-way, and other matters of record in the Probate Office of Shelby County, Alabama, together with any deficiencies in quantity of land, discrepancies as to boundary lines, overlaps, etc., which would be disclosed by a true and accurate survey of the property conveyed herein.

TO HAVE AND TO HOLD to the said Grantees, their heirs, executors, and assigns forever.

And I do, for myself and for my heirs, executors and administrators, covenant with said Grantees, their heirs and assigns, that I am lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise stated above; that I have a good right to sell and convey the same as aforesaid; that I will, and my 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 persons.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this 19 day of February, 2019.


20190226000059580 2/3 \$323.00
Shelby Cnty Judge of Probate, AL
02/26/2019 09:17:09 AM FILED/CERT



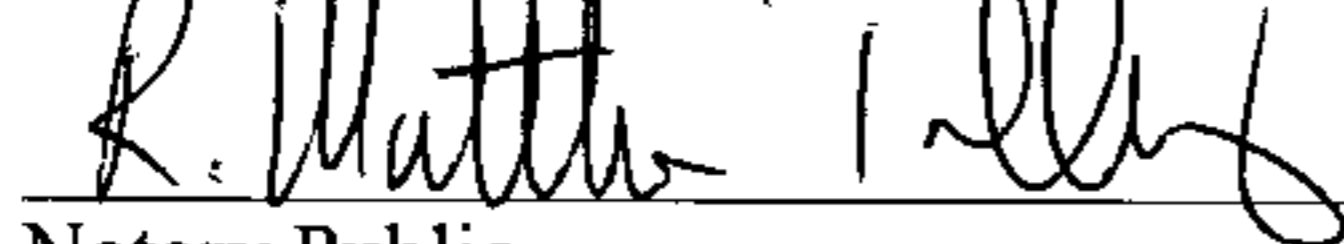
Mitchell A. Kelley

VERIFICATION

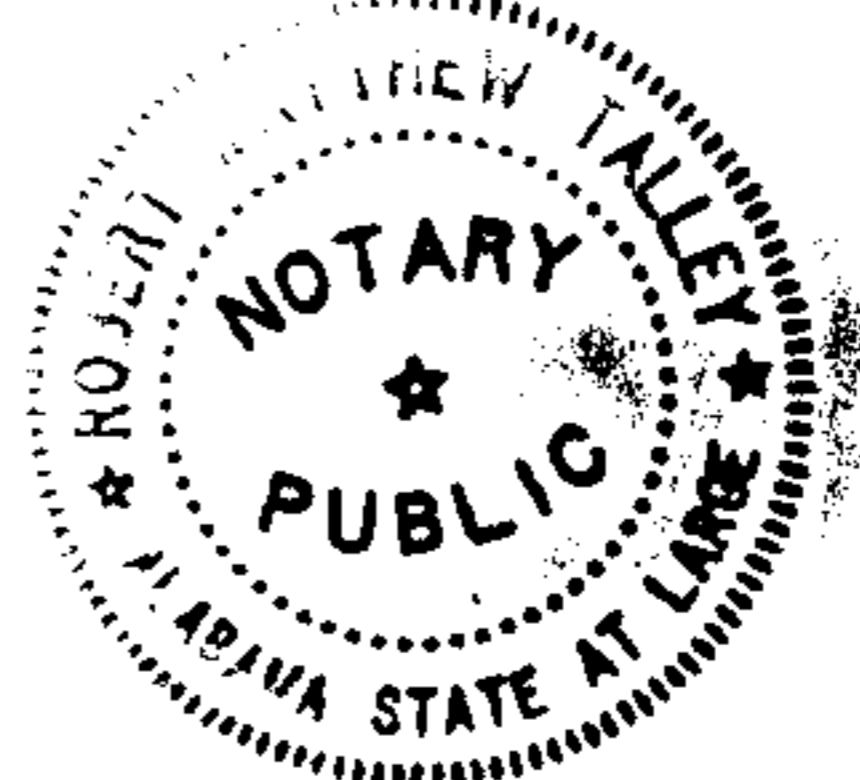
STATE OF ALABAMA)
SHELBY COUNTY)

I, R. Matthew Talley, a notary public in and for said county in said state, hereby certify that Mitchell A. Kelley, whose name is signed to the foregoing warranty deed and who is known to me, acknowledged before me on this date that, being informed of the contents thereof, he executed the same voluntarily.

Subscribed and sworn to before me this the 19 day of February, 2019.



Notary Public
My Commission Expires 1-10-2021



Real Estate Sales Validation Form

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

Grantor's Name Mitchell A. Kelley
Mailing Address 5304 Greystone Way
Hoover, AL 35242

Grantee's Name Mitchell A. Kelley & Karla H. Kelley
Mailing Address 5304 Greystone Way
Hoover, AL 35242

Property Address 5304 Greystone Way
Hoover, AL 35242

Date of Sale February 19, 2019
Total Purchase Price \$ _____
or
Actual Value \$ _____
or
Assessor's Market Value \$ 602,530.00 $\cdot 1.5 = 302,000.00$

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)

- 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 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 or 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 2-19-19

Print _____
Sign R. Matthew Kelly
(Grantor/Grantee/Owner/Agent) circle one

Unattested

(verified by)



20190226000059580 3/3 \$323.00
Shelby Cnty Judge of Probate, AL
02/26/2019 09:17:09 AM FILED/CERT

Form RT-1