

20190417000126260

04/17/2019 02:04:16 PM

DEEDS 1/3

**CORPORATION FORM WARRANTY DEED
JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR**

This instrument was prepared by:
B. Christopher Battles
3150 Highway 52 West
Pelham, AL 35124

Send tax notice to:
Howard J. Norwood, III and
Christina Norwood
3004 Shandwick Court
Hoover, AL 35242

**STATE OF ALABAMA
COUNTY OF SHELBY**

Know All Men by These Presents: That in consideration of **Four Hundred Eight Thousand and 00/100 Dollars (\$408,000.00)**, to the undersigned Grantor, in hand paid by the Grantees herein, the receipt of which is acknowledged, **NADIA S. GEORGE, successor Trustee of the Samy George Trust dated January 25, 1999 and NADIA S. GEORGE, Trustee of the Nadia S. George Trust dated January 25, 1999**, (herein referred to as Grantor) does hereby grant, bargain, sell and convey unto **HOWARD J. NORWOOD, III and CHRISTINA NORWOOD**, (herein referred to as Grantees), the following described real estate, situated in **SHELBY** County, Alabama, to-wit:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF.

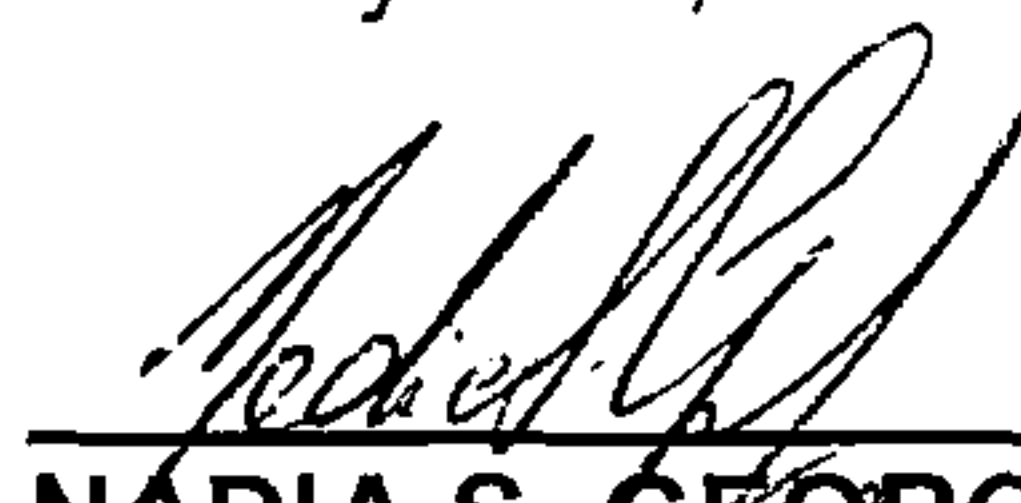
Subject to mineral and mining rights if not owned by Grantor. Subject to existing easements, restrictions, set-back lines, rights of way, limitations, if any of record.

\$387,600.00 of the purchase price herein above has been paid by a purchase money mortgage loan closed simultaneously herewith.

To Have and to Hold to 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 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.

And the Grantor does for itself, its successors and assigns, covenant with said Grantees, their heirs and assigns, that it is lawfully seized in fee simple of said premises; that it is free from all encumbrances, unless otherwise stated above; that it has a good right to sell and convey the same as aforesaid; that it will and its successors and assigns 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, the undersigned Grantor, who is authorized to execute this conveyance, has hereunto set its signature and seal this 11 day of April, 2019.



NADIA S. GEORGE, successor Trustee of the Samy George Trust dated January 25, 1999



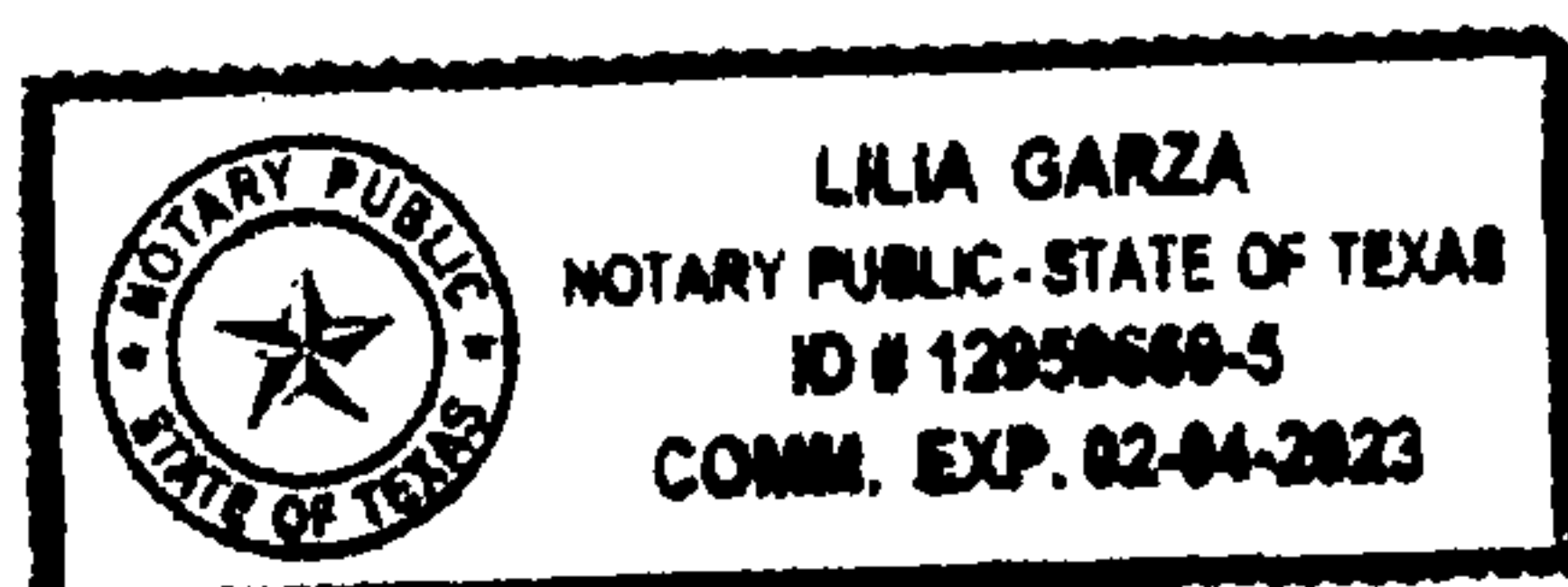
NADIA S. GEORGE, Trustee of the Nadia S. George Trust dated January 25, 1999

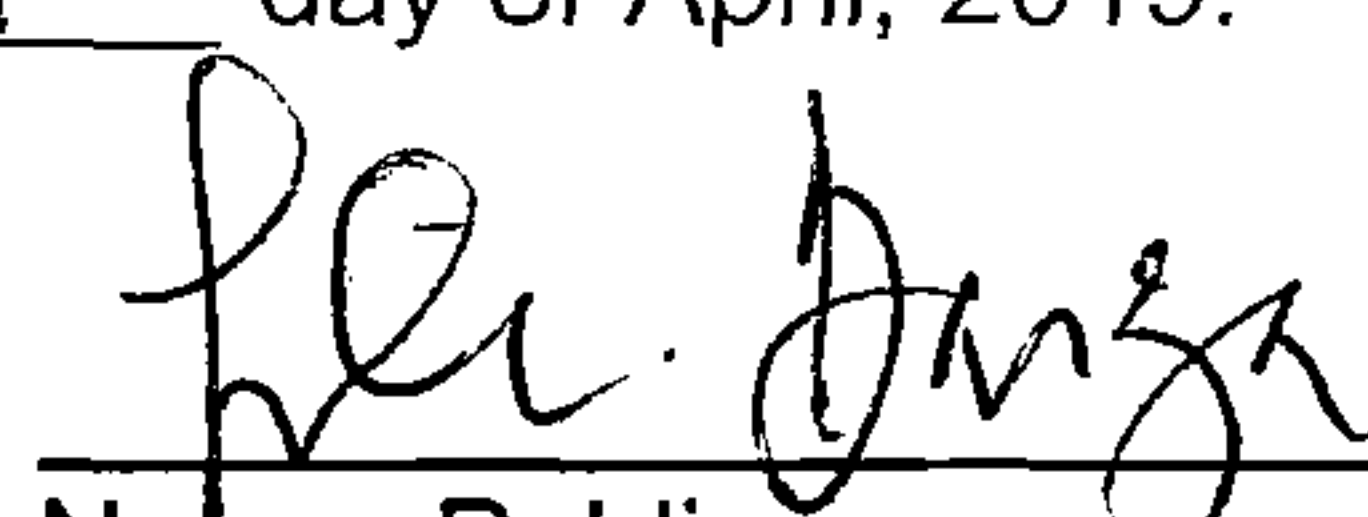
STATE OF Texas

COUNTY OF Harris

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that **NADIA S. GEORGE**, whose name as **successor Trustee of the Samy George Trust dated January 25, 1999**, and whose name as **Trustee of the Nadia S. George Trust dated January 25, 1999**, is signed to the foregoing conveyance, and who is known to me acknowledged before me on this date, that being informed of the contents of this conveyance she as such trustee and with full authority, executed the same voluntarily for and as the act of said trusts.

Given under my hand and official seal this 11th day of April, 2019.





Notary Public
My Commission Expires: 02-04-2023

EXHIBIT "A"

Lot 14, according to the Survey of Greystone, 1st Sector, Phase IV, as recorded in Map Book 15, Page 107, in the Probate Office of Shelby County, Alabama, being situated in Shelby County, Alabama.

Together with the none exclusive 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 November 6, 1990, and recorded in Real 317, Page 260, as amended.

PARCEL NUMBER: 03-9-32-0-004-014.000

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

Grantor's Name	NADIA S. GEORGE, etal	Grantee's Name	HOWARD J. NORWOOD, III
Mailing Address	14206 Red Creek Cove Ln Humble, TX 77396	Mailing Address	CHRISTINA NORWOOD 3004 Shandwick Court Hoover, AL 35242
Property Address	3004 Shandwick Court Hoover, AL 35242	Date of Sale	April 11, 2019
		Total Purchase Price \$	408,000.00
		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)

☐ Bill of Sale	☐ Appraisal
☒ Sales Contract	☐ Other
☒ 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.

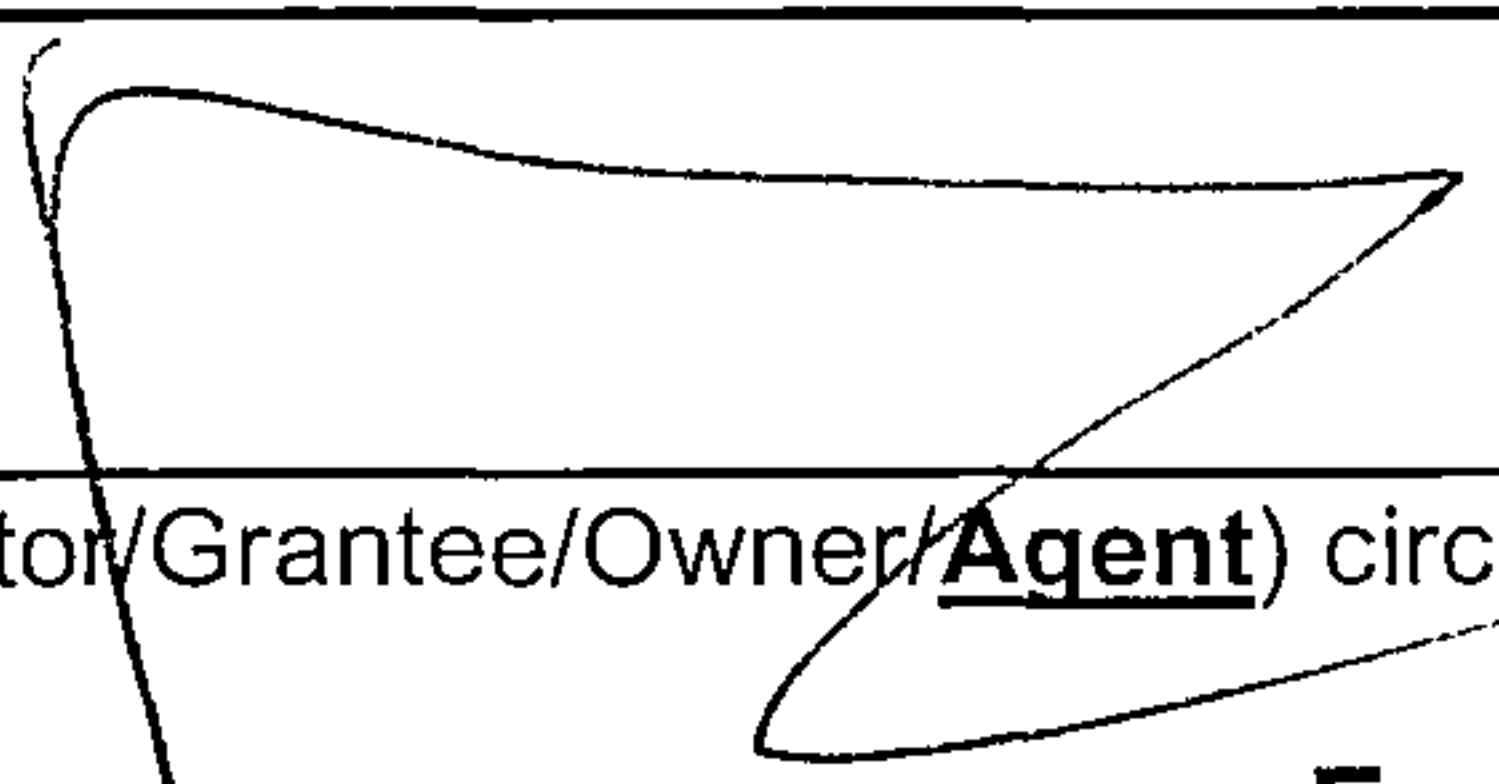
Date of Sale - the date on which interest to the property was conveyed.

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.

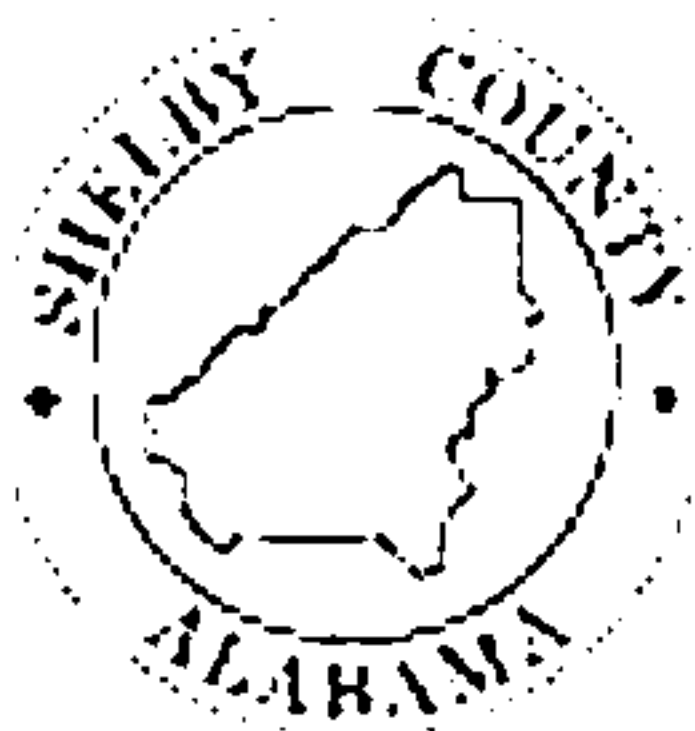
Actual value - if the property is not being sold, the true value of the property, both real and personal, being conveyed by the instrument offered for record. This August be evidenced by an appraisal conducted by a licensed appraiser or the assessor's current market value.

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 August result in the imposition of the penalty indicated in Code of Alabama 1975 § 40-22-1 (h).

Date	_____	Print	B. CHRISTOPHER BATTLES
Unattested	_____	Sign	
	(verified by)		(Grantor/Grantee/Owner/Agent) circle one

Form RT-1



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
04/17/2019 02:04:16 PM
\$41.50 CHERRY
20190417000126260

Alvin S. Bayl