

THIS INSTRUMENT WAS PREPARED BY:

Amy J Hubbard

136 Blue Spring Place, Alabaster, AL 35007

SEND TAX NOTICE TO:

Johnnye Ruth Greathouse or Amy J
Hubbard

136 Blue Spring Place, Alabaster, AL
35007

Survivorship Deed

STATE OF ALABAMA

COUNTY OF Shelby

DATE: April 24, 2019

KNOW ALL MEN BY THESE PRESENTS THAT:

For and in consideration of the sum of \$ 0, the receipt of which is hereby acknowledged, the undersigned Johnnye Ruth Greathouse, not married, of 136 Blue Spring Place, Alabaster, AL 35007, (the "Grantor"), hereby remises, releases, grants, sells, and conveys, with general warranty covenants, unto Amy J Hubbard, not married, of 136 Blue Spring Place, Alabaster, AL 35007, and Johnnye Ruth Greathouse, not married, of 136 Blue Spring Place, Alabaster, AL 35007, (collectively the "Grantee"), as joint tenants with full rights of survivorship, all of the Grantor's right, title, interest and claim in or to the following described real estate, situated in Shelby County, Alabama:

Single family, split-level home, in the Summer Brook Subdivision.

Shelby County, AL 04/29/2019
State of Alabama
Deed Tax: \$88.00


20190429000141370 1/5 \$115.00
Shelby Cnty Judge of Probate, AL
04/29/2019 03:12:40 PM FILED/CERT

Lot 102.

TO HAVE AND TO HOLD to the said Grantee and Grantee's heirs and assigns forever.

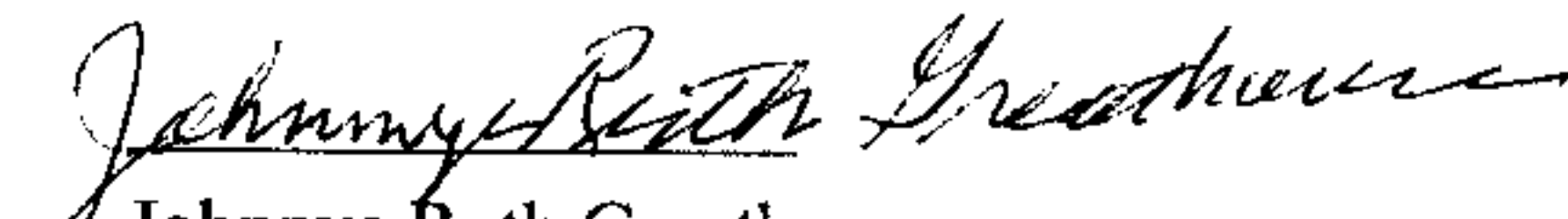
And the Grantor does, on behalf of itself and the Grantor's heirs, executors, and administrators covenant with the said Grantee and the Grantee's heirs and assigns, that the Grantor is lawfully seized in fee simple of the said premises; that the premises are free from all encumbrances, unless otherwise noted above; that the Grantor has a good right to sell and convey the premises as aforesaid; that the Grantor and the Grantor's heirs, executors and administrators shall warrant and defend the premises to the said Grantees, their heirs and assigns forever, against all lawful claims whatsoever.

IN WITNESS WHEREOF the Grantor has signed and sealed this Survivorship Deed the day and year above written.

Signed in the presence of:


Signature

ANA SPRATLIN
Name


Johnnye Ruth Greathouse


20190429000141370 2/5 \$115.00
Shelby Cnty Judge of Probate, AL
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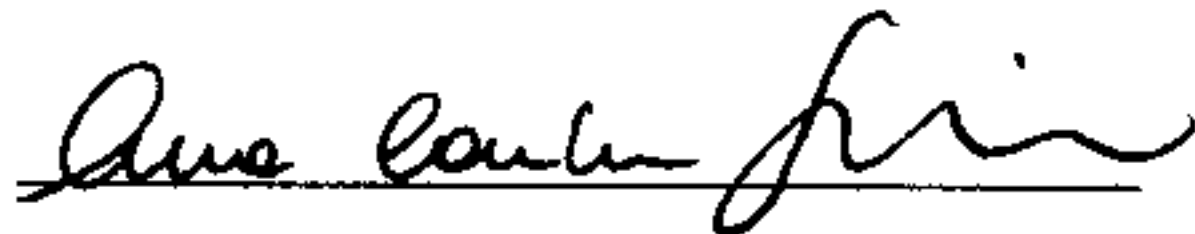
Grantor Acknowledgement

STATE OF ALABAMA

COUNTY OF Shelby

I ANA CAROLINA SPRATLIN, a Notary Public in and for said County and State, hereby certify that Johnnye Ruth Greathouse, having signed this Survivorship Deed, and being known to me (or whose identity has been proven on the basis of satisfactory evidence), acknowledged before me on this day that, being informed of the contents of the conveyance, the Grantor has executed this Survivorship Deed voluntarily and with lawful authority.

Given under my hand this 24th day of April, 2019.



Notary Public for the State of Alabama

**My Commission Expires:
June 9, 2021**

My commission expires: _____



20190429000141370 3/5 \$115.00
Shelby Cnty Judge of Probate, AL
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Send Tax Notice To: Ruth J. Greathouse
name

enc) Lamar Ham

(Address) 3512 Old Montgomery Highway
Birmingham, AL 35209

poration Form Warranty Deed

136 Blue Spring Place
address
Albaster, AL 35007

ATE OF ALABAMA

COUNTY OF Jefferson

KNOW ALL MEN BY THESE PRESENTS.

at in consideration of ONE HUNDRED TWENTY SIX THOUSAND NINE HUNDRED FIFTY FIVE AND NO/100-----DOLLARS (\$126,955.00)

he undersigned grantor, D. R. Horton, Inc. - Birmingham

a corporation

herein referred to as GRANTOR) in hand paid by the grantee herein, the receipt of which is hereby acknowledged. The said GRANTOR does by these presents, grant, bargain, sell and convey unto Ruth J. Greathouse

herein referred to as GRANTOR, whether one or more), the following described real estate, situated in Shelby County, AL
to-wit:

Lot 102, according to the Survey of Summer Brook, Sector 5, Phase 1 as recorded in Map Book 21, Page 55 in the Probate Office of Shelby County, Alabama.

Subject to current taxes, easements, covenants, restrictions and rights of way of record, mineral and mining rights.

\$ 114,250.00 of the purchase price was provided by a mortgage loan closed simultaneously herewith.

20190429000141370 4/5 \$115.00
Shelby Cnty Judge of Probate, AL
04/29/2019 03:12:40 PM FILED/CERT

Inst # 1996-38309

11/20/1996-38309
09:15 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
J. M. W. 21.53

TO HAVE AND TO HOLD, To the said GRANTEE, his, her or their heirs and assigns forever.

[illegible]

IN WITNESS WHEREOF, the said GRANTOR by its Asst. Secretary who is authorized to execute this conveyance, hereto set its signature and seal.

is the 15th day of November, 1996.

ATTEST:

D. A. Horton, Inc. - Birmingham

By Rebecca Hairelson, Asst. Secretary

STATE OF Alabama

COUNTY OF Jefferson

I. Lamar Ham

a Notary Public in and for said County, in said State.

whereby certify that Rebecca Hairelson

whose name as Asst. Secretary of D. R. Horton, Inc. - Birmingham, a corporation, 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, he, as such officer and with full authority, executed the same voluntarily for and as the act of said corporation.

Given under my hand and official seal, this the 15th day of November, 1996

MY COMMISSION EXPIRES NOVEMBER 2, 1989

Notary Public

Real Estate Sales Validation Form

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

Grantor's Name
Mailing Address

Ruth Greenhouse
136 Blue Spring Pl
Alabaster, AL 35007

Grantee's Name
Mailing Address

Amy J. Hubbard
136 Blue Spring Pl
Alabaster, AL 35007

Property Address

136 Blue Spring Pl
Alabaster, AL 35007

Date of Sale

April 24, 2019

Total Purchase Price \$

~~100,000~~

or

Actual Value

\$

or

Assessor's Market Value

~~100,000~~ 176,000, 1/2 \$88,000

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 April 24, 2019

Print

Amy J. Hubbard

Sign



(Grantor/Grantee/Owner/Agent) circle one

Unattested

ified by)



20190429000141370 5/5 \$115.00
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Form RT-1