20190501000144650 05/01/2019 01:34:01 PM DEEDS 1/3

Prepared by:
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McLeod & Associates, LLC
1980 Braddock Drive
Hoover, AL 35226

Send Tax Notice to:

Bruce H. Saunders, II, and Mary
Kathryn Saunders

200 Milgray Hill
Calera, AL 35040

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

KNOW ALL MEN BY THESE PRESENTS: That, for and in consideration of TWO HUNDRED NINETY-FIVE THOUSAND AND NO/100 DOLLARS (\$295,000.00) and other good and valuable consideration, this day in hand paid to the undersigned Grantors, GREGORY LANCE GENRY and JOANNA L. GENRY, husband and wife (hereinafter referred to as Grantors), the receipt whereof is hereby acknowledged, the Grantors do hereby give, grant, bargain, sell and convey unto the Grantees, BRUCE H. SAUNDERS, II, and MARY KATHRYN SAUNDERS (hereinafter referred to as Grantees), for and during their joint lives and upon the death of either, then to the survivor of them in fee simple, together with every contingent remainder and right of reversion, their heirs and assigns, the following described Real Estate, lying and being in the County of Shelby, State of Alabama, to-wit:

Lot 6, according to the Survey of Southern Hills Sector 6, Phase 2, as recorded in Map Book 18, Page 79, in the Probate Office of Shelby County, Alabama.

Subject to rights-of-way, covenants, restrictions, easements, agreements, setback lines, reservations, mineral/mining rights, and declarations of record, if any.

\$295,000.00 of the above-recited purchase price is being paid with a purchase money mortgage being recorded simultaneously herewith.

TO HAVE AND TO HOLD, the tract or parcel of land above described together with all and singular rights, privileges, tenements, appurtenances, and improvements unto the said Grantees, for and during their joint lives and upon the death of either of them, then to the survivor of them in fee simple, and to the heirs and assigns of such survivor, their heirs and assigns forever.

And said Grantors, for said Grantors, their heirs, successors, executors and administrators, covenant with Grantees, and with their heirs and assigns, that Grantors are lawfully seized in fee simple of the said Real Estate; that said Real Estate is free and clear from all Liens and Encumbrances, except as hereinabove set forth, and except for taxes due for the current and subsequent years, which are not yet due and payable; and that Grantors will, and their heirs, executors and administrators shall, warrant and defend the same to said Grantees, and their heirs and assigns, forever against the lawful claims of all persons.

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IN WITNESS WHEREOF, said Grantors have hereunto set their hand and seal this the 30th day of April, 2019.

GREGORY LANCE GENRY

JOANNA L. GENRY

STATE OF ALABAMA

COUNTY OF JEFFERSON

I, the undersigned, a Notary Public, in and for said County and State, hereby certify that **GREGORY LANCE GENRY and JOANNA L. GENRY**, whose names are signed to the foregoing conveyance and who are known to me, acknowledged before me on this day that, being informed of the contents of the instrument, they executed the same voluntarily on the day the same bears date.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this the 30th day of April, 2019.

NOTARY PUBLIC

My commission expires:

Malcolm Stewart McLeod

Notary Public

Alabama State at Large

My Commission Expires 08.15.2022

## 20190501000144650 05/01/2019 01:34:01 PM DEEDS 3/3 Real Estate Sales Validation Form

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

Grantor's Name	GREGORY LANCE GENRY and ame JOANNA L. GENRY			BRUCE H. SAUNDERS, II and Grantee's NameMARY KATHRYN SAUNDERS				
Mailing Address	ailing Address 200 MILGRAY HILL CALERA, AL 35040			Mailing Address 200 MILGRAY HILL  CALERA, AL 35040				
Property Address	200 MILGRAY F			Date of S	aleApril 30, 20	19		
	CALERA, AL 35	)U4U	– Tota	al Purchase Pr or	rice <b>\$295,000.00</b>			
			A	ctual Value	<u>\$</u>			
			Assesse	or or's Market Va	lue <u>\$</u>			
-		claimed on this form evidence is not requir		ed in the follow	ing documenta	ry evidence: (check		
Bill of Sale			Apprai	isal				
Sales Contrac			Other					
X_Closing State	ment							
If the conveyance of this form is not r	•	ted for recordation co	ontains all of	the required in	nformation refer	renced above, the filing		
<u>-</u>		In	structions					
Grantor's name an current mailing add	_	s - provide the name	of the person	n or persons c	onveying intere	st to property and their		
Grantee's name ar conveyed.	nd mailing addres	s - provide the name	of the perso	n or persons to	o whom interes	t to property is being		
Property address - interest to the prop		ress of the property bed.	eing convey	ed, if available	. Date of Sale -	the date on which		
Total purchase prid the instrument offe		unt paid for the purch	nase of the p	roperty, both re	eal and persons	al, being conveyed by		
Actual value - if the instrument offered current market value	for record. This n	eing sold, the true van nay be evidenced by	alue of the praisal	operty, both re conducted by	al and personal all all all all all all all all all	l, being conveyed by the raiser or the assessor's		
valuation, of the pr	operty as determi		ial charged v	with the respon	nsibility of valuin	excluding current use groperty for property 40-22-1(h).		
	that any false sta					ue and accurate. I e penalty indicated in		
					<b>1</b>			
Date April 30, 20	19		Print N	/laicolm S.∖Me	<del>t ≥</del> αd			
				/ICIOOIIII				
Unattested		(verified by)	Sign	(Grantor/C	Prantee/Owner/	Agent) zircle one		
		(vointed by)			7.2000000000000000000000000000000000000	, igonity billole one		
	Service Contract of the Contra	Filed and Recorded Official Public Records Judge of Probate, Shelby Coun	ty Alabama. County	<u></u>				
File 190287		Clerk Shelby County, AL 05/01/2019 01:34:01 PM S22.00 CHERRY	~			Form RT-1 Alabama 08/2012 LSS		

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