


Send tax notice to:
JAMES LEONARD and HEATHER LEONARD
4101 GUILFORD ROAD
BIRMINGHAM, AL 35242


20190607000198680 1/3 \$273.50
Shelby Cnty Judge of Probate, AL
06/07/2019 10:03:37 AM FILED/CERT

WARRANTY DEED
JOINTLY WITH REMAINDER TO SURVIVOR

STATE OF ALABAMA
Shelby COUNTY

KNOW ALL MEN BY THESE PRESENTS, that in consideration of the sum of **Two Hundred Fifty-One Thousand Five Hundred and 00/100 (\$251,500.00)** and other valuable considerations to the undersigned GRANTOR(S), **DONALD F. BINKLEY, JR., A MARRIED INDIVIDUAL, MARY T. ACOR BINKLEY, A MARRIED INDIVIDUAL and HANNAH E. BINKLEY, AN UNMARRIED INDIVIDUAL**, (hereinafter referred to as GRANTORS), in hand paid by the GRANTEE(S) herein, the receipt of which is hereby acknowledged, the said GRANTOR(S) does by these presents GRANT, BARGAIN, SELL and CONVEY unto **JAMES LEONARD and HEATHER LEONARD**, hereinafter referred to as GRANTEE(S), for and during their joint lives and upon the death of either of them, then to the survivor of them in fee simple, together with every contingent remainder and right of reversion, the following described real estate, situated in County of Shelby State of Alabama, to-wit:

LOT 93, ACCORDING TO THE FINAL RECORD PLAT OF GREYSTONE FARMS, GUILFORD PLACE, PHASE 1, AS RECORDED IN MAP BOOK 20, PAGE 105, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.

TOGETHER WITH THE FOLLOWING DESCRIBED PROPERTY:

A PARCEL OF LAND SITUATED IN THE WEST ½ OF SECTION 34, TOWNSHIP 18 SOUTH, RANGE 1 WEST, SHELBY COUNTY, ALABAMA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHEAST CORNER OF LOT 93 OF GREYSTONE FARMS-GUILFORD PLACE, PHASE 1, AS RECORDED IN MAP BOOK 20, PAGE 105, PROBATE OFFICE OF SHELBY COUNTY, ALABAMA, SAID POINT BEING THE COMMON BACK CORNER OF LOTS 93 AND 94, THENCE RUN IN A SOUTHWESTERLY DIRECTION ALONG THE BACK LOT LINE OF LOT 93 A DISTANCE OF 55.19 FEET TO THE SOUTHWEST CORNER OF SAID LOT 93, SAID CORNER BEING THE POINT OF BEGINNING OF THE PARCEL HEREIN DESCRIBED; THENCE CONTINUE IN THE SAME DIRECTION AS THE LAST DESCRIBED COURSE, IN A SOUTHWESTERLY DIRECTION, A DISTANCE OF 12.00 FEET TO A POINT; THENCE TURN AN INTERIOR ANGLE 96 DEG. 28' 13" AND RUN TO THE RIGHT IN A NORTHWESTERLY DIRECTION A DISTANCE OF 95.55 FEET TO A POINT, SAID POINT BEING THE NORTHWEST CORNER OF LOT 93, SAID CORNER ALSO BEING ON THE RIGHT-OF-WAY OF GUILFORD ROAD; THENCE TURN AN INTERIOR ANGLE OF 7 DEG. 00' 53" AND RUN TO THE RIGHT IN SOUTHEASTERLY DIRECTION ALONG THE SOUTHWEST LOT LINE OF LOT 93 A DISTANCE OF 97.64 FEET TO THE POINT OF BEGINNING.

SUBJECT PROPERTY IS NO PART OF THE HOMESTEAD OF ANY OF THE GRANTORS OR THEIR SPOUSES.

Subject to easements, restrictive covenants, set back lines, limitations, rights of ways as shown by public records and ad valorem taxes as shown of record.

Subject to mineral and mining rights if not owned by grantor.

TO HAVE AND TO HOLD, to the said GRANTEE (S), for and during their joint lives together and upon the death of either of them, then to the survivor of them in fee simple, and to their heirs and assigns of such survivor forever, together with every contingent remainder and right of reversion.

And I/we do for myself (ourselves) and for my (our) heirs, executors and administrators covenant with the said GRANTEES, their heirs and assigns, that I am (we are) lawfully seized in fee simple of said premises; that they are free from all encumbrances, that I (we) have a good right to sell and convey the same to the said GRANTEE (S), their heirs and assigns forever, against the lawful claims all persons, except as to the hereinabove restrictive covenants, conditions, easements and ad valorem taxes of record and do hereby WARRANT AND WILL FOREVER DEFEND the title to said property and the possession thereof.

IN WITNESS WHEREOF, I/we have hereunto set my/our hand and seal, this 31st day of May, 2019.


DONALD F. BINKLEY, JR.

BY:  ATTORNEY-IN-FACT
HANNAH E. BINKLEY, ATTORNEY-IN-FACT


MARY T. ACOR BINKLEY

BY:  ATTORNEY-IN-FACT
HANNAH E. BINKLEY, ATTORNEY-IN-FACT


HANNAH E. BINKLEY

Shelby County, AL 06/07/2019
State of Alabama
Deed Tax: \$251.50

STATE OF ALABAMA
COUNTY OF JEFFERSON

20190607000198680 2/3 \$273.50
Shelby Cnty Judge of Probate, AL
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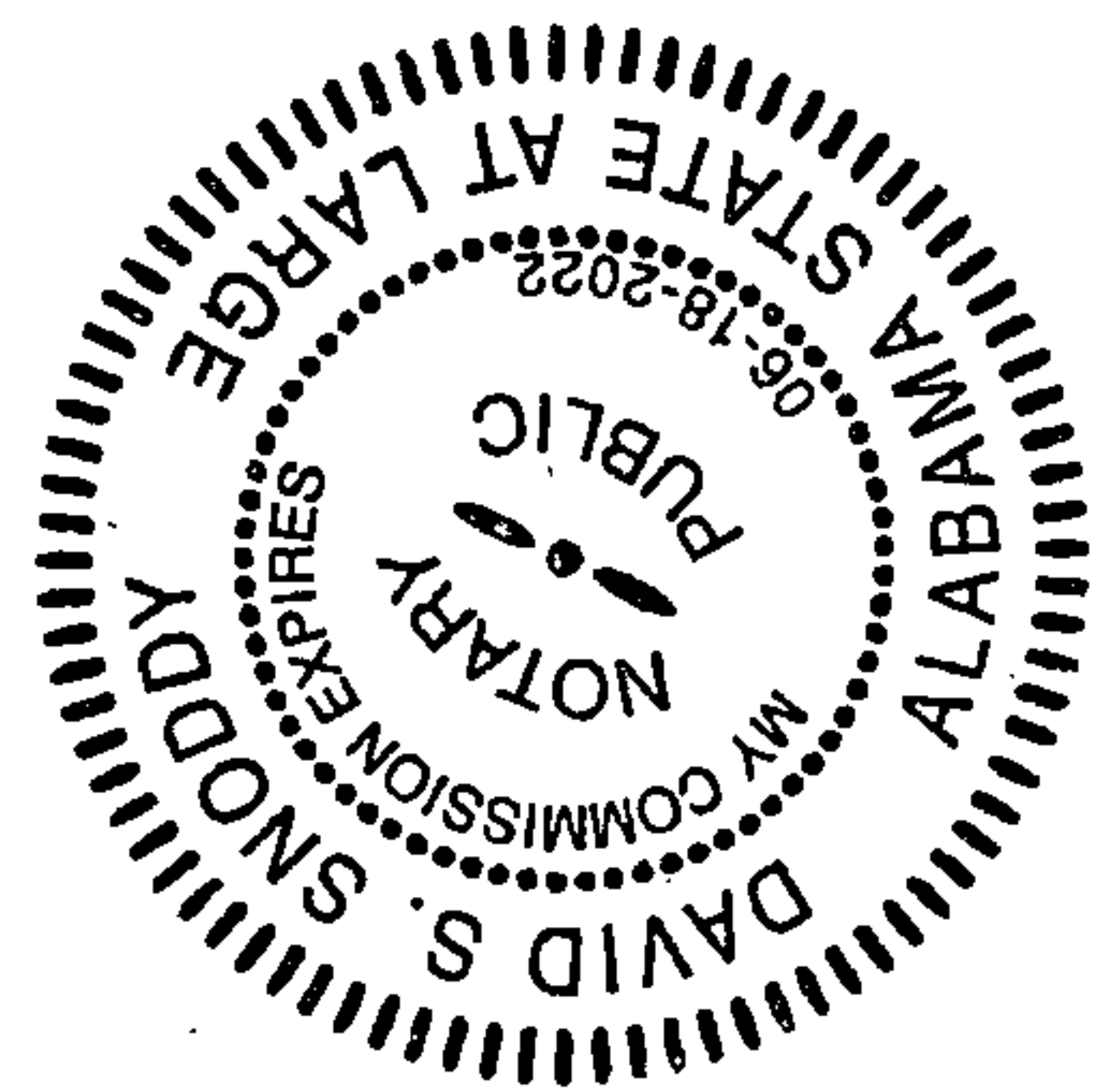
I, the undersigned, a Notary Public in and for said State and County, hereby certify that DONALD F. BINKLEY, JR., BY HANNAH E. BINKLEY, ATTORNEY-IN-FACT, MARY T. ACOR BINKLEY, BY HANNAH E. BINKLEY, ATTORNEY-IN-FACT and HANNAH E. BINKLEY is/are signed to the foregoing conveyance and who is/are known to me acknowledged before me on this day, that, being informed of the contents of the conveyance, she, in her capacity of Attorney-in-Fact for Donald F. Binkley, Jr. and Mary T. Acor Binkley and individually and with full authority, executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 31st day of May, 2019.


NOTARY PUBLIC

MY COMMISSION EXPIRES:

THIS INSTRUMENT PREPARED BY:
DAVID S SNODDY ATTORNEY AT LAW
THE SNODDY LAW FIRM, LLC
2105 DEVEREUX CIRCLE, SUITE 101
BIRMINGHAM, ALABAMA 35243



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Real Estate Sales Validation Form

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

Grantor's Name DONALD F. BINKLEY, JR.
Mailing Address: 1103 Fern St.
Homewood, AL 35209

Grantee's Name JAMES LEONARD
Mailing Address: 4101 GUILFORD ROAD
BIRMINGHAM, AL 35242

Property Address 4101 GUILFORD ROAD
BIRMINGHAM, AL 35242

Date of Sale: May 31, 2019
Total Purchaser Price \$251,500.00
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
x 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 of 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 Sec. 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 Sec. 40-22-1 (h).

Date MAY 31, 2019
Unattested (verified by)

Print James Leonard
Sign (Grantor/Grantee/Owner/Agent) circle one

