

This instrument was prepared without the benefit of a title examination or survey by:
Joel F. Dorroh
DORROH & MILLS, P.C.
1800 McFarland Boulevard, North, Suite 180
Tuscaloosa, AL 35406

20190802000278790 1/2 \$220.00
Shelby Cnty Judge of Probate, AL
08/02/2019 01:27:56 PM FILED/CERT

STATE OF ALABAMA

§

WARRANTY DEED

§

COUNTY OF SHELBY

§

KNOW ALL MEN BY THESE PRESENTS, That in consideration of Ten and NO/100 Dollars (\$10.00), and other good and valuable consideration, to the undersigned Grantors in hand paid by the Grantees herein, the receipt whereof is acknowledged, we, **JOHN HANNA and wife, MARY HANNA**, herein collectively referred to as Grantors, do grant, bargain, sell and convey unto **IRINI HANNA FAMBRO and HALLA HANNA**, as tenants in common with no right of survivorship, herein jointly referred to as Grantees, the following described real estate situated in Shelby County, Alabama, to-wit:

The land referred to herein below is situated in the County of Shelby, City of Birmingham, State of Alabama, and is described as follows:

Lot 40, according to the amended map of Greystone Highland, Phase II as recorded in the Office of the Judge of Probate in Map or Plat Book 19, Page 25 of Shelby County, Alabama.

Parcel ID #09 3 05 0 003 040.000

This conveyance is subject to all easements, restrictions and reservations of record as recorded in the aforesaid Office of the Probate Judge.

GRANTORS EXPRESSLY RESERVE UNTO THEMSELVES A LIFE ESTATE IN AND TO THE SUBJECT PROPERTY.

Together with all and singular the tenements, hereditaments, and appurtenances, thereto or in any wise appertaining in fee simple.

TO HAVE AND TO HOLD, all and singular, the above-mentioned and described premises, together with the appurtenances, unto the said Grantees as tenants in common with no right of survivorship, Grantees' heirs or assigns forever. And we do for ourselves and for our heirs, executors, and administrators covenant with the said Grantees, their heirs and assigns, that we are lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above, that we are entitled to the immediate possession thereof; that we have a good right to sell and convey the same as aforesaid; that we will and our 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, we have hereunto set our hands and seals this the 2nd day of August, 2019.

Grantors' Address: John Hanna
808 Greystone Highlands Drive
Birmingham, Alabama 35242

Mary Hanna
808 Greystone Highlands Drive
Birmingham, Alabama 35242

Shelby County, AL 08/02/2019
State of Alabama
Deed Tax:\$202.00

Grantee's Address: Irini Hanna Fambro
317 Edinburgh Court
Southlake, Texas 76092

Halla Hanna
400 Griffin Park Lane
Birmingham, Alabama 35242

Property Address: 808 Greystone Highlands Drive
Birmingham, Alabama 35242

Value Per Shelby County Tax Assessor Records: \$201,900.00

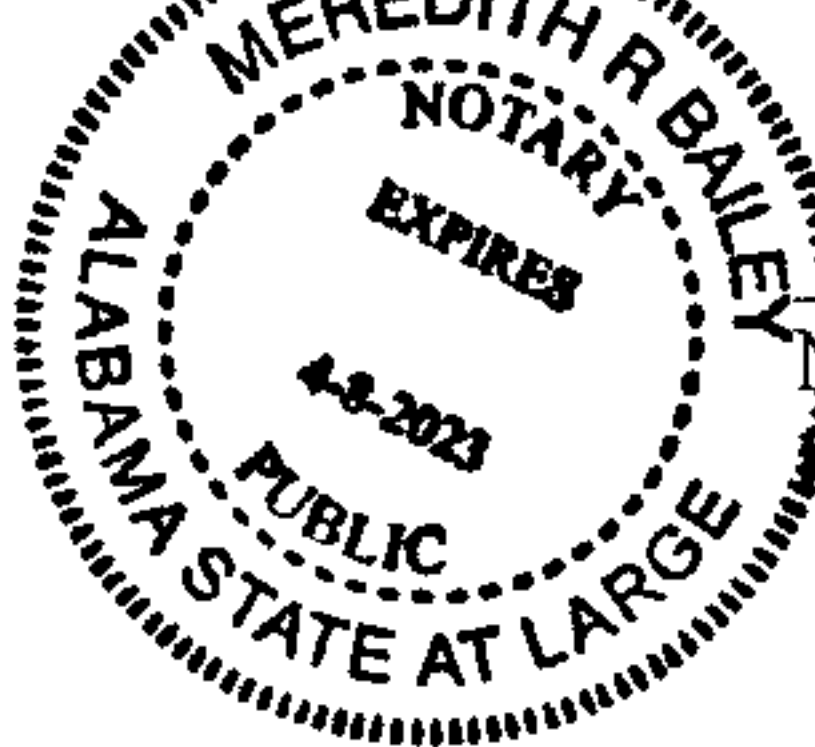
John Hanna
JOHN HANNA

Mary Hanna
MARY HANNA

STATE OF ALABAMA
COUNTY OF Shelby

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that JOHN HANNA, whose name 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 said conveyance, he executed the same voluntarily on the day the same bears date.

Given under my hand and official seal on this the 2nd day of August, 2019.

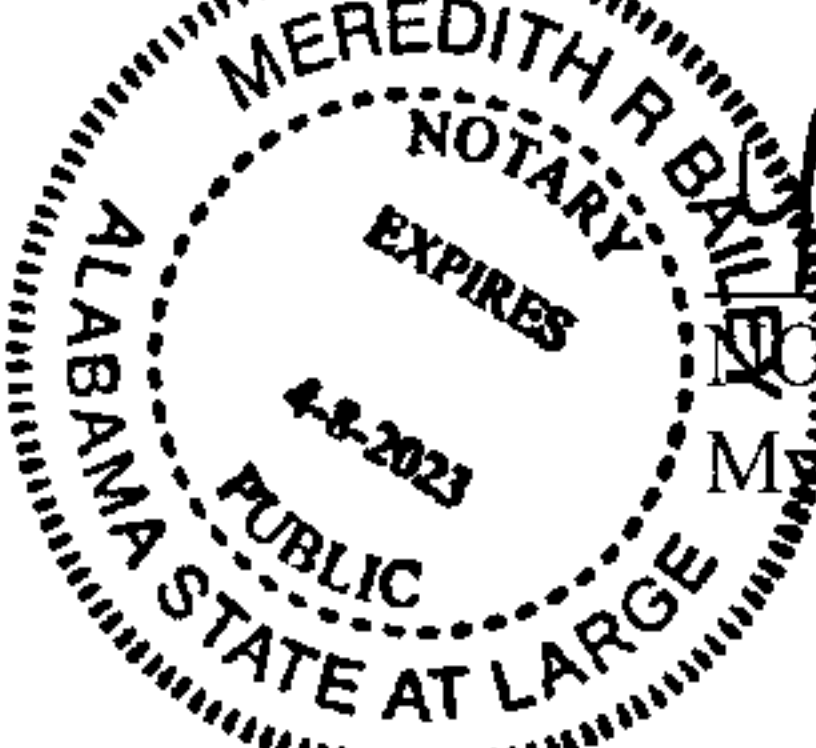


Meredith Bailey
NOTARY PUBLIC
My Commission Expires: 4-8-23

STATE OF ALABAMA
COUNTY OF Shelby

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that MARY HANNA, whose name 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 said conveyance, she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal on this the 2nd day of August, 2019.



Meredith Bailey
NOTARY PUBLIC
My Commission Expires: 4-8-23