

This instrument was prepared without  
benefit of title evidence or survey by:

Joshua D. Arnold  
P.O. Box 587, Columbiana, Alabama 35051

Grantee's address:  
1130 Highway 81  
Vincent, Alabama 35178

**WARRANTY DEED, JOINT TENANTS WITH RIGHT OF  
SURVIVORSHIP**

**STATE OF ALABAMA        )**  
**SHELBY COUNTY         )**

KNOW ALL MEN BY THESE PRESENTS,


That in consideration of One and no/100 DOLLARS (\$1.00) to the undersigned GRANTOR in hand paid by the GRANTEE herein, the receipt whereof is acknowledged, the undersigned Rebecca A. Greene, an unmarried woman (herein referred to as GRANTOR, whether one or more) does grant, bargain, sell and convey unto Rodney L. Greene and Shirl L. Greene (herein referred to as GRANTEE, whether one or more) 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, all of my right, title, and interest in and to the following described real estate situated in Shelby County, Alabama to-wit:

**SEE ATTACHED EXHIBIT A**

The above described property is not the homestead of GRANTOR.

TO HAVE AND TO HOLD to 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 forever, together with every contingent remainder and right of reversion.

And GRANTOR does for GRANTOR and GRANTOR'S heirs, executors, and administrators covenant with the said GRANTEE and GRANTEE'S heirs and assigns, that GRANTOR is lawfully seized in fee simple of said premises; that they are free from all

  
20190806000283260 1/4 \$151.50  
Shelby Cnty Judge of Probate, AL  
08/06/2019 03:38:02 PM FILED/CERT

Shelby County, AL 08/06/2019  
State of Alabama  
Deed Tax: \$127.50

## EXHIBIT A

All that portion of the hereinafter described property which lies East of the Rocky Spring Branch, to-wit, All that part of the S  $\frac{1}{2}$  of the NE  $\frac{1}{4}$ , Section 9, Township 19 South, Range 2 East, that lies South of Shelby County Highway No. 81 right-of-way and West of a fence marking West line of property formerly belonging to Foster (Now belonging to Farr) and East of lands known as Lula Montgomery lands (formerly belonging to Cloiece Williamson). It is the intent that the West boundary of the property described in this paragraph will be the centerline of said Rocky Spring Branch.

LESS AND EXCEPT the following described parcels:

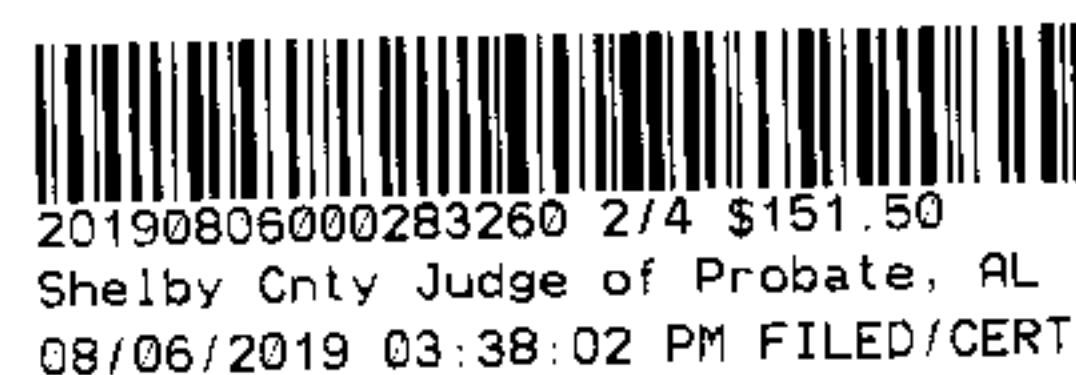
### Parcel 1

Commence at the Northeast corner of Section 9, Township 19 South, Range 2 East; thence proceed South 48 deg. 12 min. West for a distance of 1795.63 feet to the point of beginning. This point being located on the South right-of-way line of Shelby County Highway No. 81. From this beginning point proceed South 89 deg. 02 min. West along the South right-of-way line of said Highway for a distance of 210.0 feet; thence proceed South 0 deg. 58 min. East for a distance of 210.0 feet; thence proceed North 89 deg. 02 min. East for a distance of 210.0 feet; thence proceed North 0 deg. 58 min. West for a distance of 210.0 feet to the point of beginning. The above described land is located in the S $\frac{1}{2}$  of the NE $\frac{1}{4}$  of Section 9, Township 19 South, Range 2 East, and contains 1.0 acres, more or less.

### Parcel 2

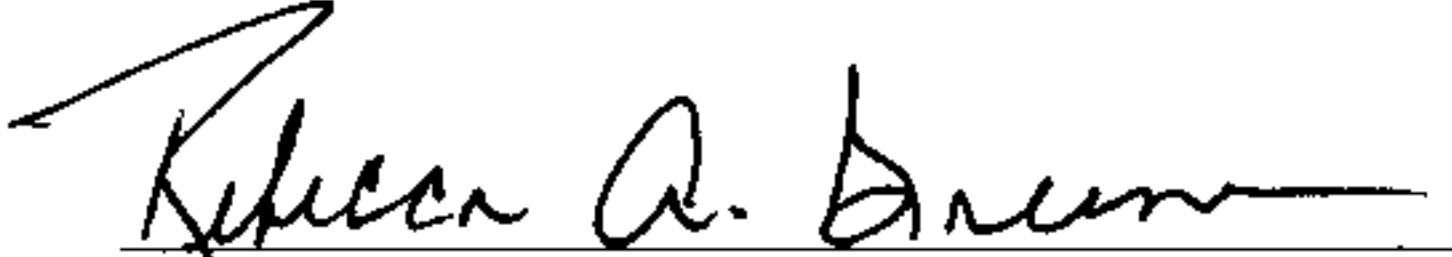
Commence at the Northeast Corner of Section 9, Township 19 South, Range 2 East, Shelby County, Alabama; thence proceed South 48° 12' 00" West for a distance of 1795.63 feet to a point on the Southerly right-of-way of Shelby County Highway 81; thence proceed South 89° 02' 00" West along the Southerly right-of-way of said road for a distance of 210.00 feet to a  $\frac{1}{2}$ " rebar in place, said point being the point of beginning. From this beginning point proceed South 00° 58' 00" East for a distance of 210.06 feet to a  $\frac{1}{2}$ " rebar in place; thence proceed South 66° 50' 37" West for a distance of 120.18 feet (set  $\frac{1}{2}$ " rebar); thence proceed North 34° 24' 15" West for a distance of 264.11 feet (set  $\frac{1}{2}$ " rebar) to a point on the Southerly right-of-way of said road; thence proceed North 77° 04' 49" East along the Southerly right-of-way of said road for a distance of 65.01 feet; thence proceed North 80° 03' 02" East along the Southerly right-of-way of said road for a distance of 91.76 feet; thence proceed North 84° 59' 07" East along the Southerly right-of-way of said road for a distance of 102.83 feet to the point of beginning.

The above described land is located in the Northeast one-fourth of Section 9, Township 19 South, Range 2 East, Shelby County, Alabama.



encumbrances unless otherwise noted above; that GRANTOR has a good right to sell and convey the same as aforesaid; that GRANTOR will and GRANTOR'S heirs, executors and administrators shall warrant and defend the same to the said GRANTEE and GRANTEE'S heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, GRANTOR has hereunto set GRANTOR'S hand and seal,  
this the 6<sup>th</sup> day of August, 2019

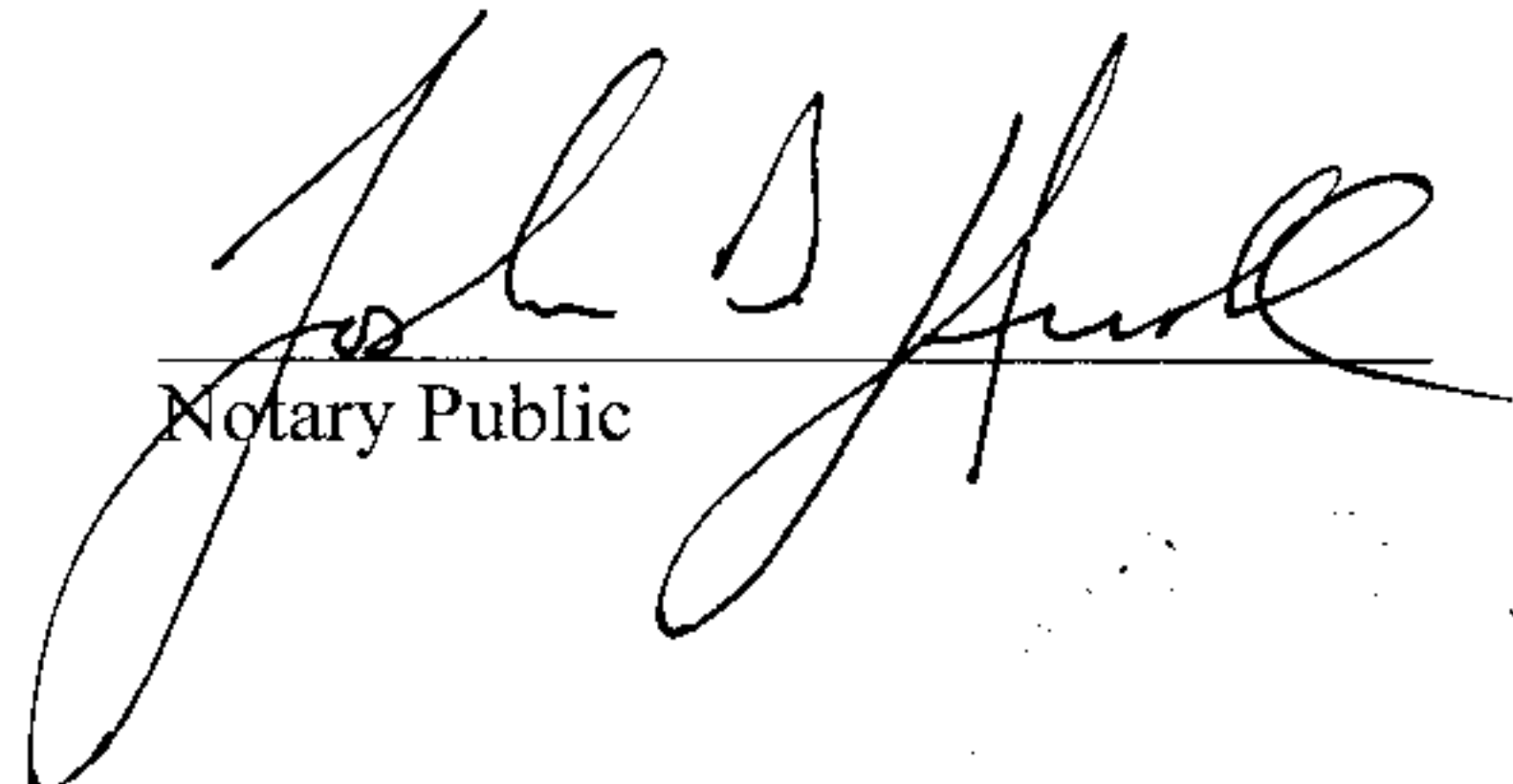
  
Rebecca A. Greene


STATE OF ALABAMA     )  
SHELBY COUNTY        )

General Acknowledgment

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Rebecca A. Greene, 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 conveyance, he executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this the 6<sup>th</sup> day of August,  
2019.

  
Notary Public

  
20190806000283260 3/4 \$151.50  
Shelby Cnty Judge of Probate, AL  
08/06/2019 03:38:02 PM FILED/CERT

# Real Estate Sales Validation Form

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

Grantor's Name REBECCA A. GREENE  
Mailing Address 1080 HIGHWAY 81  
VINCENT, AL 35178

Grantee's Name RODNEY L. & SHIRL L. GREENE  
Mailing Address 1130 HIGHWAY 81  
VINCENT, AL 35178

Property Address HIGHWAY 81  
VINCENT, AL 35178

Date of Sale 08-06-2019  
Total Purchase Price \$ \_\_\_\_\_  
or  
Actual Value \$ \_\_\_\_\_  
or  
Assessor's Market Value \$ 127,240.00

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 ASSESSOR'S MARKET VALUE - \$127,240.00

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 08/06/2019

Print JOSHUA D. ARNOLD

Sign [Signature]

(Grantor/Grantee/Owner/Agent) circle one

Form RT-1

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