

This instrument prepared by:
Michael Galloway
300 Office Park Drive, Suite 310
Birmingham, AL 35223

SEND TAX NOTICE TO:
Cheryl Grubbs
4019 Milners Crescent
Birmingham, AL 35242

20200204000045410
02/04/2020 09:03:05 AM
DEEDS 1/3

GENERAL WARRANTY DEED

STATE OF ALABAMA)

SHELBY COUNTY)

KNOW ALL MEN BY THESE PRESENTS, that in consideration of Three Hundred Eighty-Two Thousand Five Hundred And No/100 Dollars (\$382,500.00) to the undersigned grantor in hand paid by the grantee herein, the receipt whereof is acknowledged, I/we, Rosalie Denmark, an unmarried woman (hereinafter grantor, whether one or more), do grant, bargain, sell and convey unto Cheryl Grubbs (hereinafter grantee, whether one or more), all of my/our right, title and interest in the following described real estate, situated in **Shelby County, Alabama**:

Lot 155, according to the 1st Amended Plat of Greystone Farms, Milner's Crescent Sector, Phase 1, as recorded in Map Book 19, Page 140, in the Probate Office of Shelby County, Alabama.

Subject to current taxes, all matters of public record, including, but not limited to easements, restrictions of record, and other matters which may be viewed by observation.

Rosalie Denmark is the surviving Grantee in that certain Deed recorded in Instrument Number 20060308000108410; the other Grantee Tom Denmark having died on or about March 10, 2017.

Subject to a third party mortgage in the amount of \$306,000.00 executed and recorded simultaneously herewith.

TO HAVE AND TO HOLD unto the said grantee, and grantee's heirs and assigns, forever. And grantor does for the grantor and for the grantor's heirs, executors, and administrators covenant with the said grantee, and grantee's heirs and assigns, that the grantor is lawfully seized in fee simple of said premises; that it is free from all encumbrances, unless otherwise noted above; that grantor has 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.

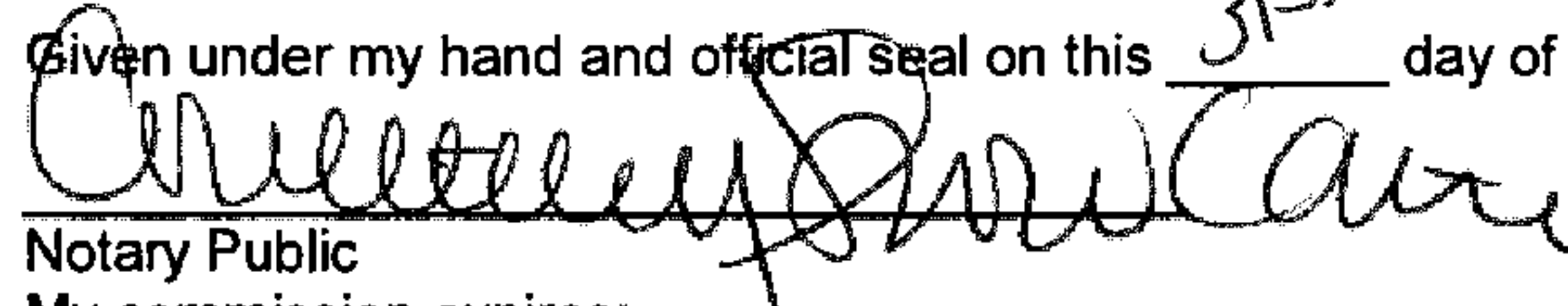
IN WITNESS WHEREOF, the undersigned have hereunto set our hands and seals on this 31st day of January, 2020.


Rosalie Denmark

STATE OF ALABAMA
COUNTY OF SHELBY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Rosalie Denmark 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 she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal on this 31st day of January, 2020.


Notary Public
My commission expires:



Real Estate Sales Validation Form
This Document must be filed in accordance with Code of Alabama 1975, Section 40-22-1

Grantor's Name Rosalie Denmark	Grantee's Name Cheryl Grubbs
Mailing Address 4019 Milners Crescent Birmingham, AL 35242	Mailing Address 4019 Milners Crescent Birmingham, AL 35242
Property Address 4019 Milners Crescent Birmingham, AL 35242	Date of Sale January 31, 2020
	Total Purchase Price \$382,500.00
	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: _____
☒ 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 - Rosalie Denmark, 4019 Milners Crescent, Birmingham, AL 35242.

Grantee's name and mailing address - Cheryl Grubbs, 4019 Milners Crescent, Birmingham, AL 35242.

Property address - 4019 Milners Crescent, Birmingham, AL 35242

Date of Sale - January 31, 2020.

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: January 31, 2020

Sign *Cherry Carter*
Agent



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
02/04/2020 09:03:05 AM
\$104.50 CHERRY
20200204000045410

Allen S. Boyd