

**When Recorded Mail to:**  
HENNESSEY LAW FIRM, PC  
17300 N DALLAS PARKWAY #3090  
DALLAS, TX 75248

20200319000108450  
03/19/2020 08:54:36 AM  
DEEDS 1/3

**Prepared By:**  
LYNN BYRD, ATTORNEY AT LAW  
O/B/O BC LAW FIRM, P.A.  
PO BOX 44  
MONROEVILLE, AL 36461

**Send Tax Messages To:**  
PHILIP W. BERNSTEIN & SUSAN C. BERNSTEIN  
1269 GREYSTONE PARC DR  
BIRMINGHAM, AL 35242

C/S 2090

Exempt name  
update

## WARRANTY DEED

For good consideration, I (we) **PHILIP W. BERNSTEIN, JR., ALSO KNOWN AS PHILIP W. BERNSTEIN AND SUSAN C. BERNSTEIN, A MARRIED COUPLE, AS JOINT TENANTS WITH RIGHT OF SURVIVORSHIP** whose mailing address is 1269 GREYSTONE PARC DR, BIRMINGHAM, AL 35242, hereby bargain, deed and convey to **PHILIP W. BERNSTEIN AND SUSAN C. BERNSTEIN, A MARRIED COUPLE, AS JOINT TENANTS WITH RIGHT OF SURVIVORSHIP** whose mailing address is 1269 GREYSTONE PARC DR, BIRMINGHAM, AL 35242, the following described land in SHELBY County, State of Alabama, free and clear with WARRANTY COVENANTS; to wit:

**LOT 34, ACCORDING TO THE SURVEY OF THE PARC AT GREYSTONE, AS RECORDED IN MAP BOOK 32, PAGE 42 A, B, AND C IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.**

**APN: 03 8 28 0 006 034.000**

**Property Address: 1269 GREYSTONE PARC DR, BIRMINGHAM, AL 35242**

TO HAVE AND TO HOLD the same to the said grantees, as joint tenants 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 the survivor forever. And I (we) do, for myself (ourselves) and for my (our) heirs, executors and administrators, covenant with said

GRANTEES, his, her or their heirs and assigns, that I am (we are) lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that I (we) have a good right to sell and convey the same as aforesaid; that I (we) will, and my (our) heirs, executors and administrators shall warrant and defend the same to the said GRANTEES, and the survivor of them, their heirs and assigns forever, against the lawful claims of all persons.

WITNESS the hands and seal of said Grantor(s) this 27 day of JANUARY, 2020.

Philip W. Bernstein Jr  
AKA

Philip W. Bernstein

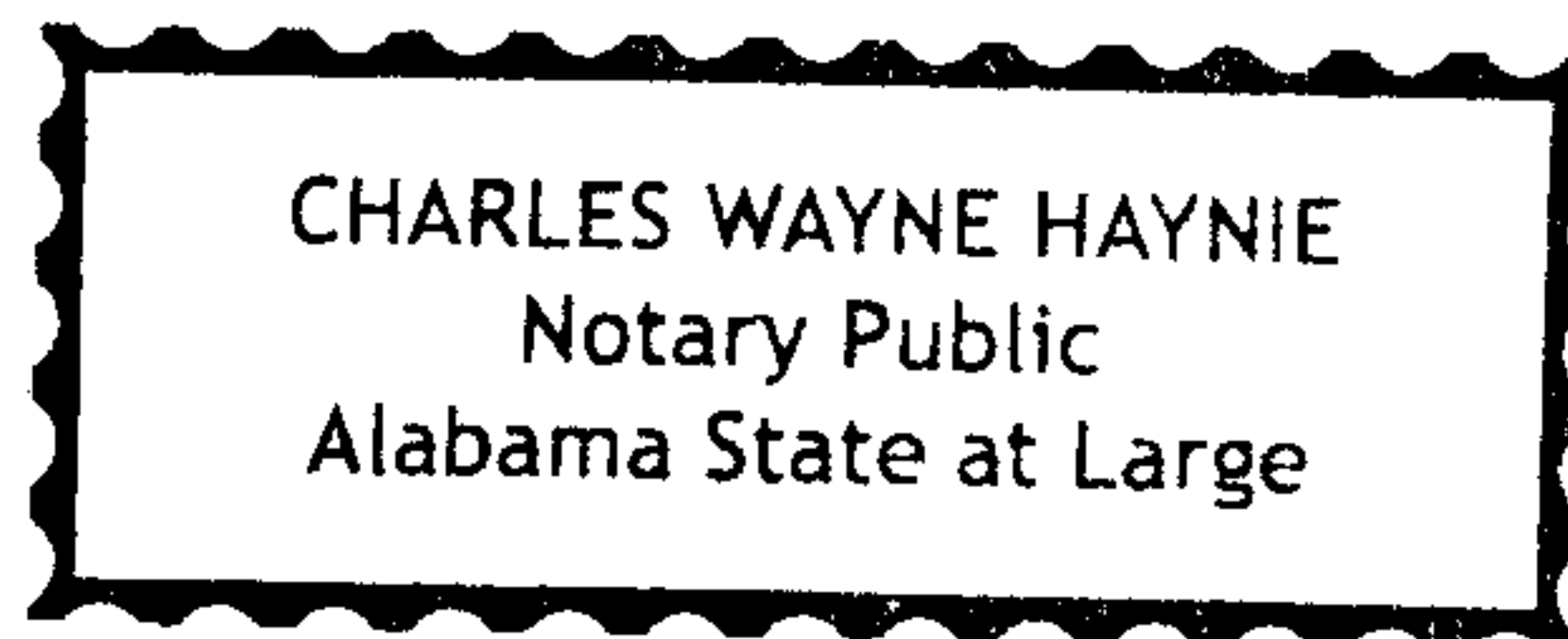
PHILIP W. BERNSTEIN, JR.  
A/K/A PHILIP W. BERNSTEIN

Susan C. Bernstein  
SUSAN C. BERNSTEIN

STATE OF ALABAMA  
COUNTY OF Shelby

} SS.

I, Charles Wayne Haynie, a Notary Public, hereby certify that **PHILIP W. BERNSTEIN, JR., A/K/A PHILIP W. BERNSTEIN AND SUSAN C. BERNSTEIN**, whose name(s) 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, he/she/they executed the same voluntarily on the day the same bears date. Given under my hand this 27<sup>th</sup> day of JANUARY, 2020.



Charles Wayne Haynie  
Notary Public

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

Grantor's Name	PHILIP W. BERNSTEIN, JR. aka Philip W. Bernstein	Grantee's Name	PHILIP W. BERNSTEIN
Mailing Address	SUSAN C BERNSTEIN 1269 GREYSTONE PARC DR. BIRMINGHAM, AL 35242	Mailing Address	SUSAN C BERNSTEIN 1269 GREYSTONE PARC DR. BIRMINGHAM, AL 35242
Property Address	1269 GREYSTONE PARC DR. BIRMINGHAM, AL 35242	Date of Sale	1-27-2020
		Total Purchase Price	\$ 0.00
		or	
		Actual Value	\$ 0.00
		or	
		Assessor's Market Value	\$ 415,200.00

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)

- |   |                                    |
|---|------------------------------------|
| <input type="checkbox"/> Bill of Sale                 | <input type="checkbox"/> Appraisal |
| <input type="checkbox"/> Sales Contract               | <input type="checkbox"/> Other     |
| <input checked="" type="checkbox"/> 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 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 3/12/2020Print Michelle Doyle

Unattested

Sign Michelle Doyle

(verified by)

(Grantor/Grantee/Owner/Agent) circle one

**Form RT-1**

Filed and Recorded  
 Official Public Records  
 Judge of Probate, Shelby County Alabama, County  
 Clerk  
 Shelby County, AL  
 03/19/2020 08:54:36 AM  
 \$30.00 CHARITY  
 20200319000108450

*Allen S. Boyd*