

20200609000233610  
06/09/2020 02:02:55 PM  
DEEDS 1/4

This instrument prepared by:

Jay A. Rosenberg, Esq., Rosenberg LPA, Attorneys At Law, 3805 Edwards Road, Suite 550, Cincinnati, Ohio 45209 (513) 247-9605 Fax: (866) 611-0170 and Thomas Granville McCroskey, Esq., Member of the Alabama Bar and licensed to practice law in Alabama.

After Recording, Return To:  
MORTGAGE CONNECT, LP  
260 AIRSIDE DRIVE  
MOON TOWNSHIP, PA 15108  
File No. 1238479

**PROPERTY APPRAISAL (TAX/APN) PARCEL IDENTIFICATION NUMBER**

03 8 28 0 001 040.000

1238479

**GENERAL WARRANTY DEED**

**Exempt from Recordation Tax. Ala. Code Sec. 40-22-1 (b)(2)**

**Thomas P. Lynch and Susan L. Dorris, known now as Susan L. Lynch, husband and wife, hereinafter grantors, whose tax-mailing address is 5268 GREYSTONE WAY, BIRMINGHAM, AL 35242, for \$0.00 (Zero Dollars and Zero Cents) in consideration paid, grant with warranty covenants to Thomas P. Lynch and Susan L. Lynch, husband and wife, as joint tenants with right of survivorship, hereinafter grantees, whose tax mailing address is 5268 GREYSTONE WAY, BIRMINGHAM, AL 35242, the following real property:**

**SEE "EXHIBIT A" ATTACHED HERETO FOR LEGAL DESCRIPTION**

Prior instrument reference: **20110328000096630** recorded on **03/28/2011**

The real property described above is conveyed subject to and with the benefit of: All easements, covenants, conditions and restrictions of record; in so far as in force applicable.

The real property described above is conveyed subject to the following: All easements, covenants, conditions and restrictions of record; All legal highways; Zoning, building and other laws, ordinances and regulations; Real estate taxes and assessments not yet due and payable; Rights of tenants in possession.

TO HAVE AND TO HOLD the same together with all and singular the appurtenances thereunto belonging or in anywise appertaining, and all the estate, right, title interest, lien equity and claim whatsoever of the said grantors, either in law or equity, to the only proper use, benefit and behalf of the grantees forever.

Executed by the undersigned on APRIL 21, 2020:

Thomas P. Lynch  
Thomas P. Lynch

Susan L. Dorris known now as Susan L. Lynch  
Susan L. Dorris known now as  
Susan L. Lynch

STATE OF ALABAMA  
COUNTY OF SHELBY

I, the undersigned, a Notary Public in and for the aforesaid County and State, hereby certify that **Thomas P. Lynch and Susan L. Dorris, known now as Susan L. Lynch**, whose names are signed to the foregoing conveyance, acknowledged before me on this date that, being informed of the contents of the conveyance, he/she executed the same voluntarily on the day the same bears date.

Given under my hand an official seal this 21 day of April, 2020

Brenda J. Graham  
Notary Public

My Commission Expires  
October 8, 2023

BRENDA J GRAHAM  
Notary Public  
Alabama State at Large

**EXHIBIT A  
(LEGAL DESCRIPTION)**

**The Land referred to herein below is situated in the County of SHELBY, State of AL, and is described as follows:**

**Lot 31, according to the survey of Greystone, 6th Sector as recorded in Map Book 17, Page 54 A, B and C in the Probate Office of Shelby County, Alabama.**

**Tax ID: 03 8 28 0 001 040.000**

**PROPERTY ADDRESS 5268 GREYSTONE WAY, BIRMINGHAM, AL 35242**

Real Estate Sales Validation Form

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

Grantor's Name Thomas P. Lynch and Susan L. Dorris
Mailing Address 5268 GREYSTONE WAY, BIRMINGHAM, AL 35242

Grantee's Name Thomas P. Lynch and Susan L. Lynch
Mailing Address 5268 GREYSTONE WAY, BIRMINGHAM, AL 35242

Property Address 5268 GREYSTONE WAY, BIRMINGHAM, AL 35242

Date of Sale 4-21-2020
Total Purchase Price



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
06/09/2020 02:02:55 PM
\$157.50 CHERRY
20200609000233610

Allen S. Bayl

Actual Value \$ FMV - NEW MTG. =
Assessor's Market Value \$ 125,300.00

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

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 4.21.2020

Print Thomas P. Lynch Susan L Lynch

Unattested (verified by)

Sign (Grantor/Grantee/Owner/Agent) circle one