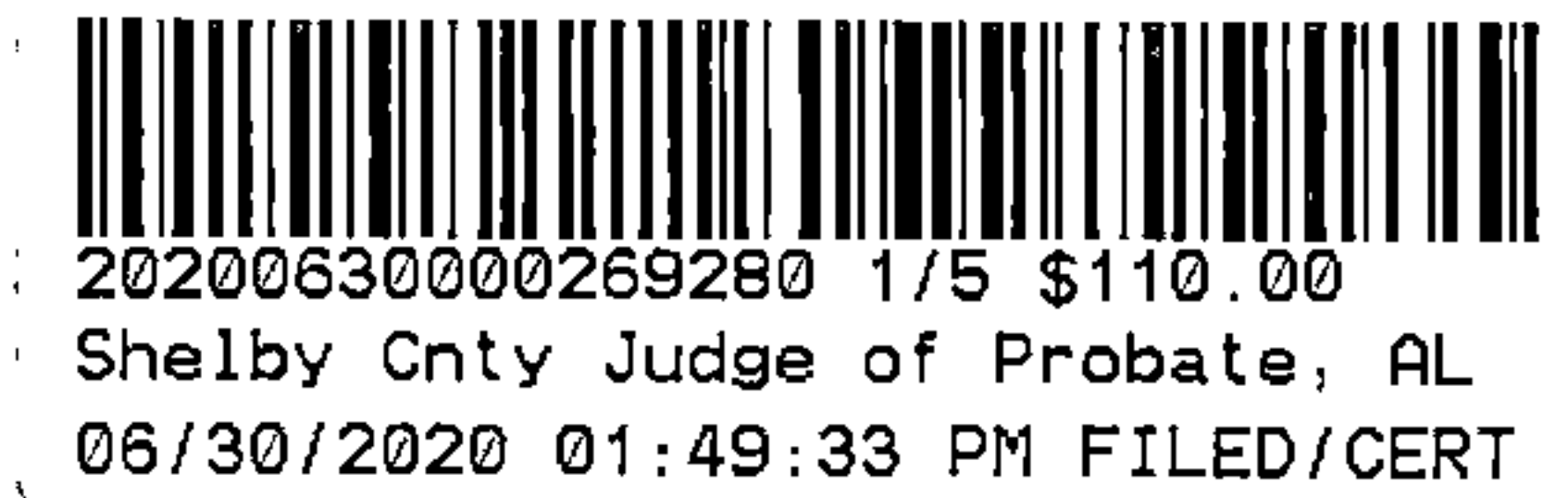


This instrument was prepared without benefit of title evidence or survey by:

William R. Justice  
P.O. Box 587, Columbiana, Alabama 35051



## **WARRANTY DEED**

### **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 Joanie G. Perry, married; Joseph Scott Perry, married; and Amy Marie Whitfield, married (herein referred to as GRANTOR, whether one or more) do grant, bargain, sell and convey unto Jimmie R. Greene, Jr. (herein referred to as GRANTEE) all of their undivided interest in and to the following described real estate situated in Shelby County, Alabama to-wit:

Begin at a point where the East line of Alabama Highway No. 25 crosses the North line of NE $\frac{1}{4}$  of SE $\frac{1}{4}$  of Section 28, Township 19 South, Range 2 East, and run along the North line of said forty acres North 86 deg. 40 min. East 190 feet; thence SW parallel with the East right-of-way of said highway 210 feet; thence NW 140 feet more or less to a point on the East right-of-way line of said highway to a point 100 feet from the point of beginning; thence NE along the East right-of-way of said highway 100 feet to the point of beginning.

ALSO, begin at a point 150 feet Northeast of the South line of the SE $\frac{1}{4}$  of the NE $\frac{1}{4}$  of Section 28, Township 19 South, Range 2 East, as measured along the East right-of-way line of U. S. Highway 231; thence run in a Southwesterly direction along the East right-of-way line of said highway a distance of 150 feet to a point on the South line of said  $\frac{1}{4}$ - $\frac{1}{4}$  Section; thence run East along the South line of said  $\frac{1}{4}$ - $\frac{1}{4}$  Section a distance of 210 feet to a point; thence run in a Northwesterly direction a distance of 215 feet, more or less, to the point of beginning. Said property lying in the SE $\frac{1}{4}$  of NE $\frac{1}{4}$  of Section 28, Township 19 South, Range 2 East.

Subject to easements, restrictions, rights of way, and permits of record.

Peggy J. Greene, joint owner of the above described property, died August 29, 2019.

The above described property does not constitute any part of the homestead of GRANTOR or GRANTOR'S spouse.

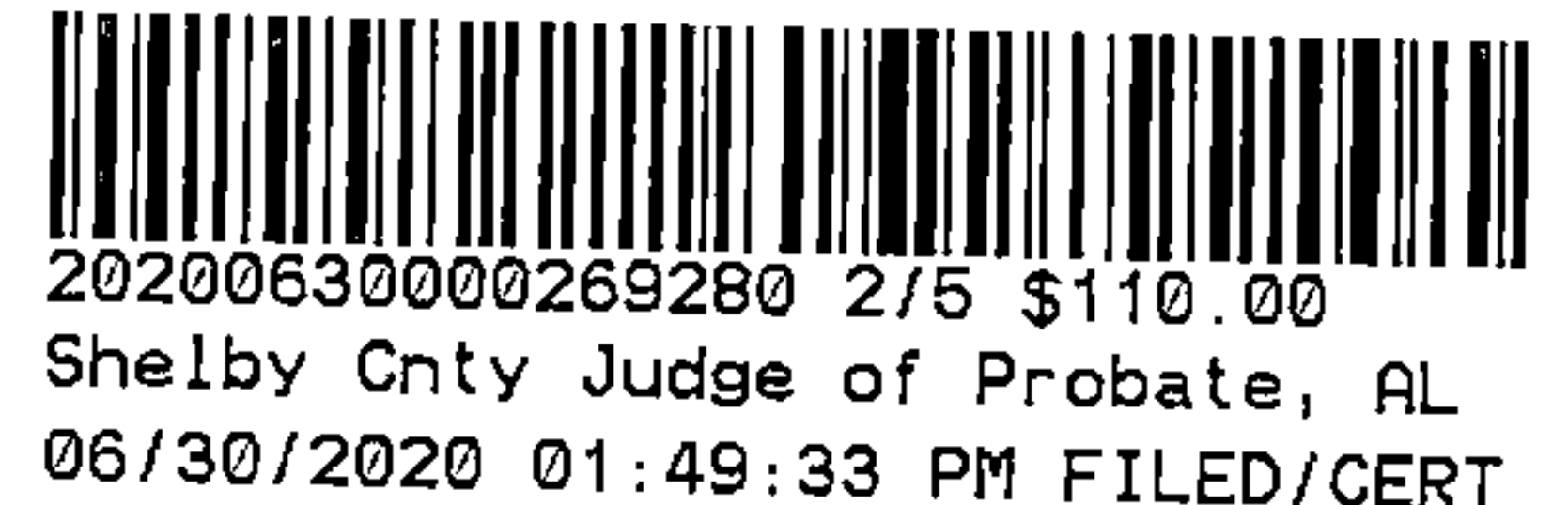
TO HAVE AND TO HOLD to the said GRANTEE and his heirs and assigns forever.

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

IN WITNESS WHEREOF, GRANTOR has hereunto set GRANTOR'S hand and seal, this 17<sup>th</sup> day of June, 2020.

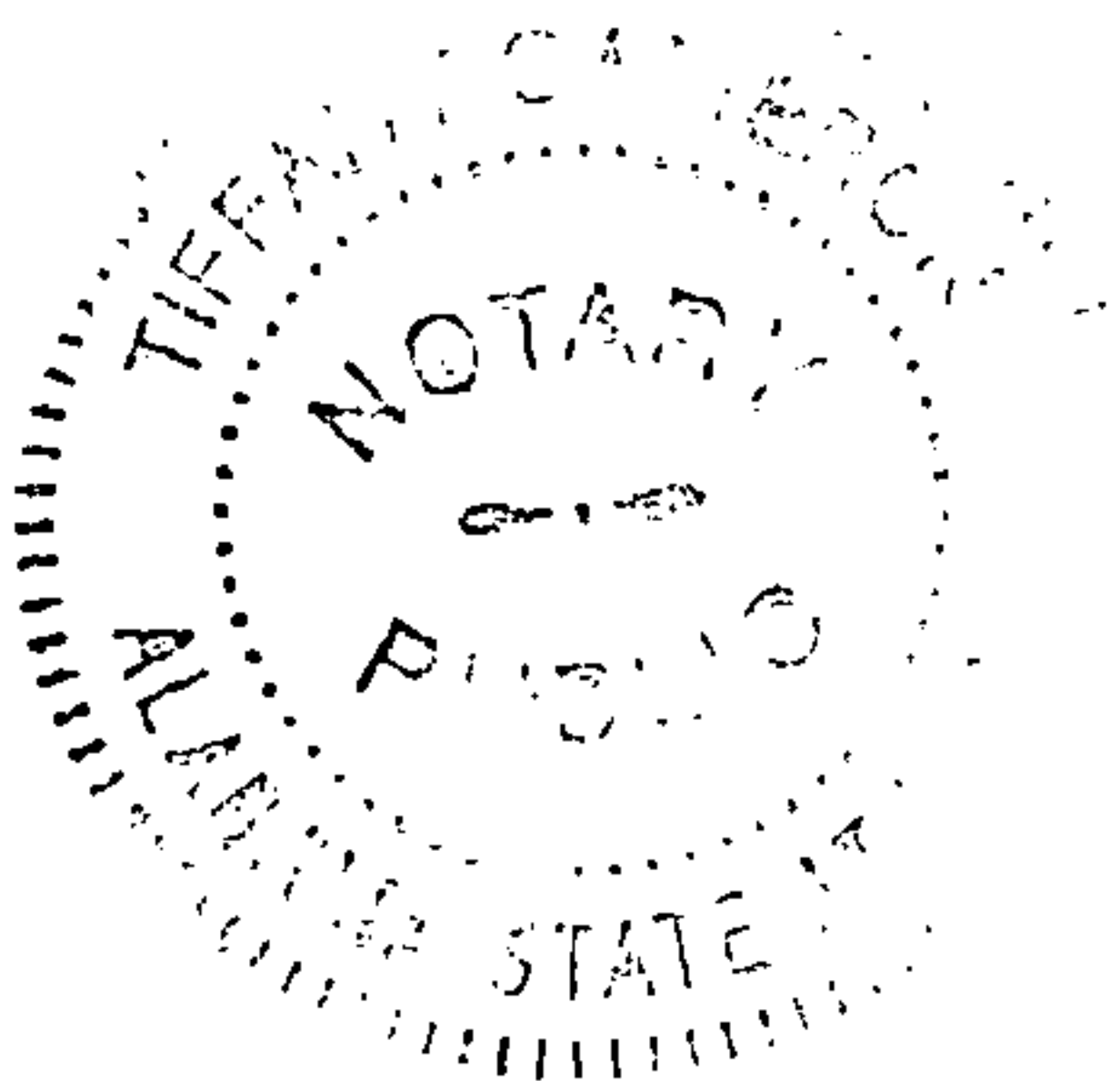
Joanie G. Perry  
Joanie G. Perry

STATE OF ALABAMA  
COUNTY OF Randolph



I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Joanie G. Perry, 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.

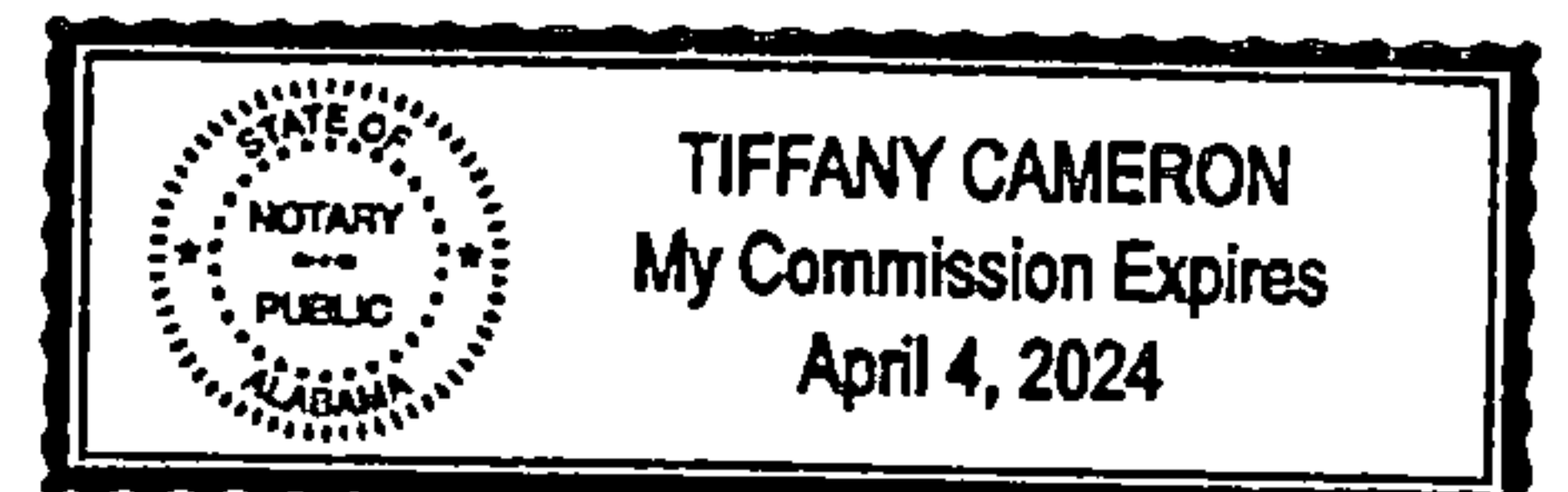
Given under my hand and official seal this 17<sup>th</sup> day of June, 2020.



Tiffany Cameron  
Notary Public

My commission expires:

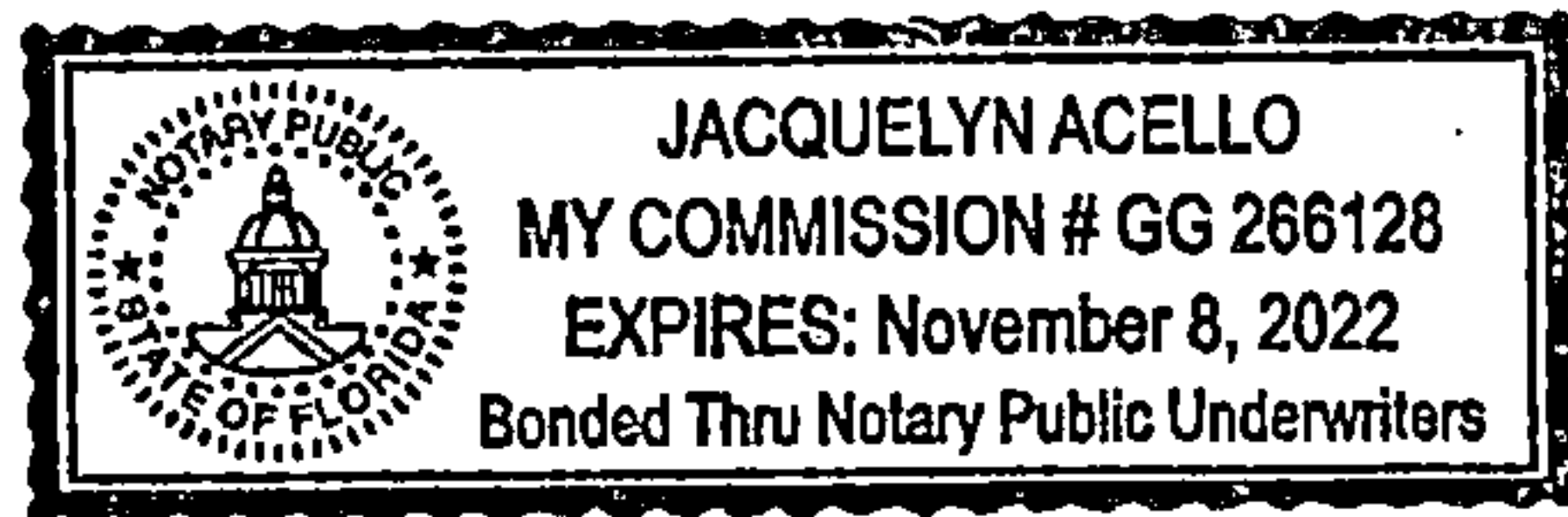
[additional signatures on following pages]



Joseph Scott Perry  
Joseph Scott Perry

STATE OF FLORIDA  
COUNTY OF Bay

The foregoing instrument was acknowledged before me by means of ☒ physical presence or  
☐ online notarization, this 18<sup>th</sup> day of June, 2020, by Joseph Scott Perry, who is  
is personally known to me or who has produced FL Dr as  
identification.




Jacquelyn Acello  
Signature

Jacquelyn Acello  
Name typed, printed or stamped

Branch Manager  
Title or rank

GG-266-128  
Serial number, if any

  
20200630000269280 3/5 \$110.00  
Shelby Cnty Judge of Probate, AL  
06/30/2020 01:49:33 PM FILED/CERT

Amy Marie Whitfield  
Amy Marie Whitfield

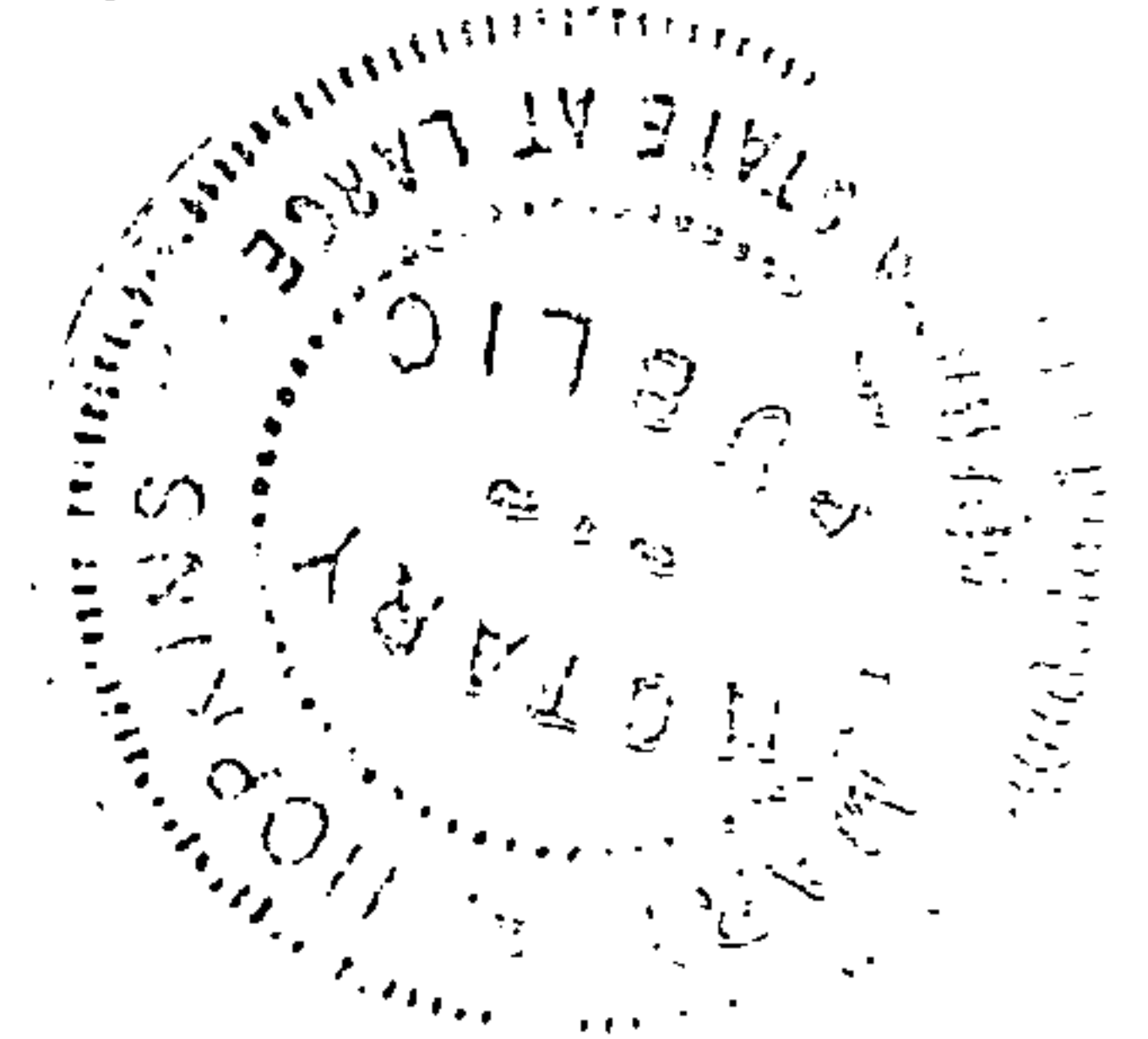
STATE OF ALABAMA  
COUNTY OF Talladega

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Amy Marie Whitfield, 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 this 22<sup>nd</sup> day of June, 2020.

Mary A. Hopkins  
Notary Public

My commission expires: 9/21/2022



20200630000269280 4/5 \$110.00  
Shelby Cnty Judge of Probate, AL  
06/30/2020 01:49:33 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 See deed  
Mailing Address 2854 County Rd 24  
Wadley, AL 36276

Grantee's Name Jimmie R. Greene, Jr.  
Mailing Address PO Box 194  
Harpersville, AL 35078

Property Address \_\_\_\_\_

Date of Sale \_\_\_\_\_  
Total Purchase Price \$ \_\_\_\_\_

Shelby County, AL 06/30/2020  
State of Alabama  
Deed Tax: \$75.00

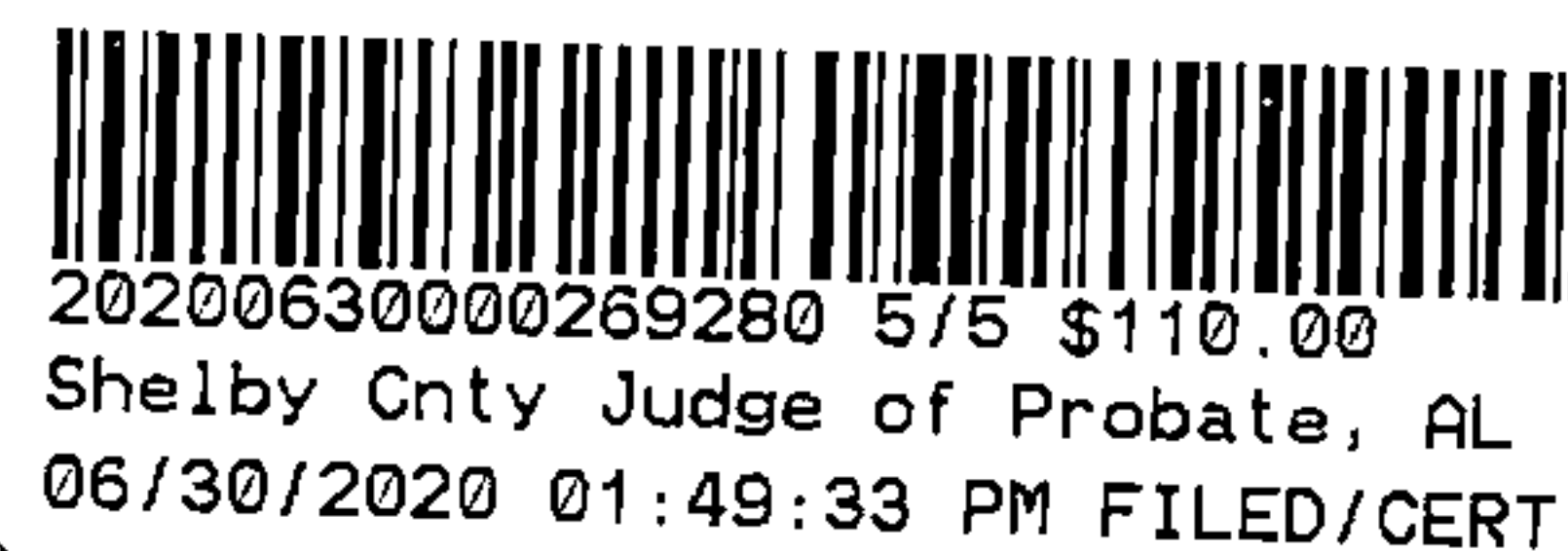
or  
Actual Value \$ \_\_\_\_\_

or  
<sup>3/4</sup> Assessor's Market Value \$ 74,760

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 17 June 2020

Print Joanie G. Perry

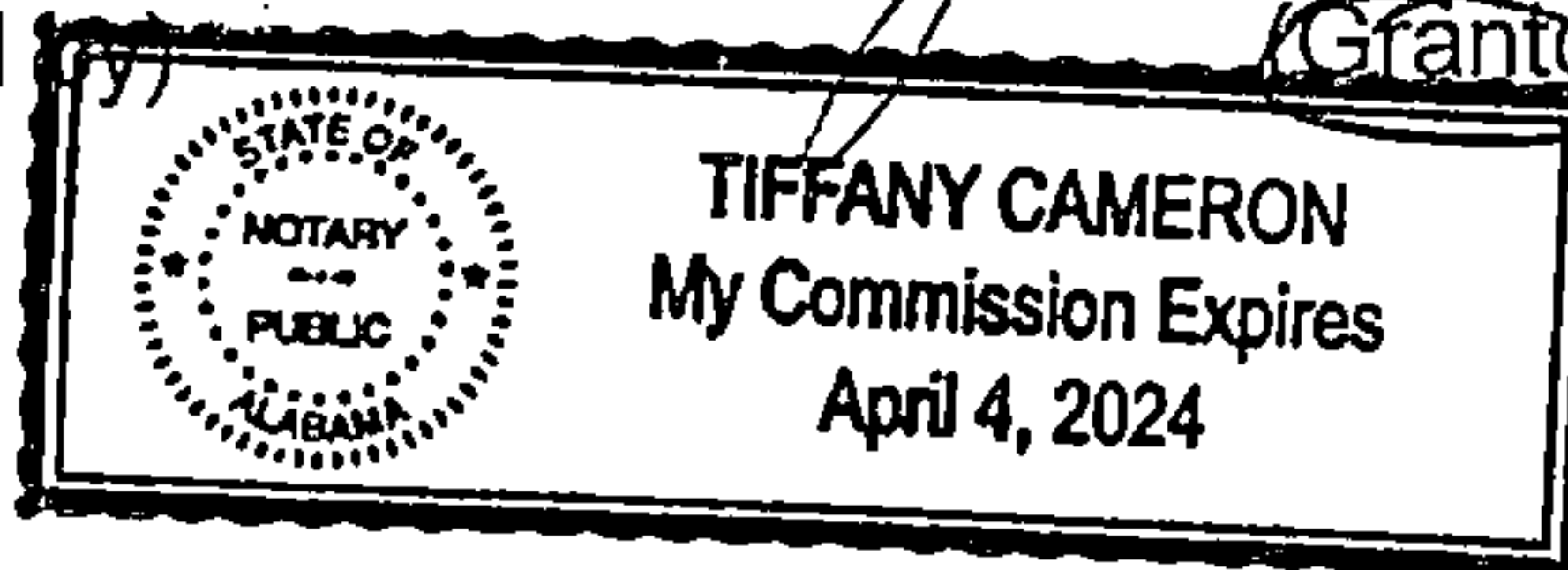
☒ Unattested

Tiffany Cameron  
(verified by)

Sign

Joanie G. Perry

(Grantor/Grantee/Owner/Agent) circle one



Form RT-1