

This Instrument was Prepared by:

Stuart J. Garner
Stuart J. Garner, LLC
1400 Urban Center Drive
Suite 470
Vestavia Hills, AL 35242

File No.: 2020159

Send Tax Notice To: Lucero A. Gray

4341 Milner's Road West
Birmingham, AL 35242

WARRANTY DEED

State of Alabama

} Know All Men by These Presents:

County of Shelby

That in consideration of the sum of **Ten Dollars and No Cents (\$10.00)**, to the undersigned Grantor (whether one or more), in hand paid by the Grantee herein, the receipt whereof is acknowledged, I or we, **Michael A. Gray and Lucero A. Gray, husband and wife**, (herein referred to as Grantor, whether one or more), grant, bargain, sell and convey unto **Lucero A. Gray**, (herein referred to as Grantee, whether one or more), the following described real estate, situated in Shelby, County, Alabama, the address of which is **4341 Milner's Road West, Birmingham, AL 35242**; to wit;

LOT 69, ACCORDING TO THE FINAL RECORD PLAT OF GREYSTONE FARMS MILNER'S CRESCENT SECTOR, PHASE 3, AS RECORDED IN MAP BOOK 23, PAGE 71, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA, MINERAL AND MINING RIGHTS EXCEPTED.

Property may be subject to 2020 taxes and subsequent years, all covenants, restrictions, conditions, easements, liens, set back lines, and other rights of whatever nature, recorded, and/or unrecorded.

TO HAVE AND TO HOLD to the said Grantee, his, her or their heirs and assigns forever.

And I (we) do for myself (ourselves) and for my (our) heirs, executors and administrators covenant with the said Grantees, 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, their heirs and assigns forever, against the lawful claims of all person.

IN WITNESS WHEREOF, I (we) have hereunto set my (our) hand(s) and seal(s) this the 14th day of April, 2020.

Michael A. Gray

Lucero A. Gray



20200702000276650 2/3 \$261.50
Shelby Cnty Judge of Probate, AL
07/02/2020 03:51:59 PM FILED/CERT

State of Alabama

County of Jefferson

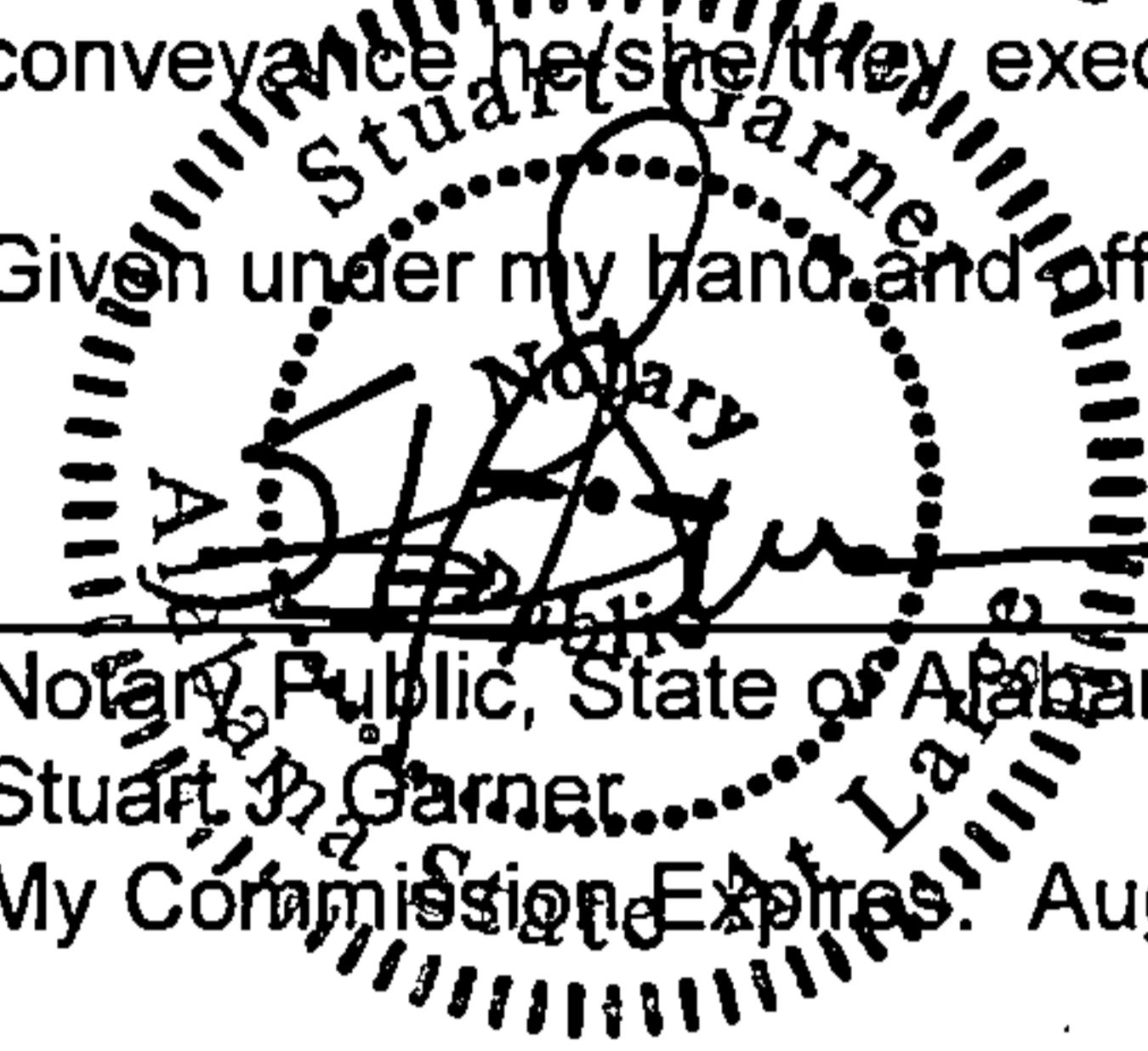
I, Stuart J. Garner, a Notary Public in and for the said County in said State, hereby certify that Michael A. Gray and Lucero A. Gray, whose name(s) is/are signed to the foregoing conveyance, and who is/are known to me, acknowledged before me on this day that, being informed of the contents of the conveyance he/she/they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this the 28th day of April, 2020.

Notary Public, State of Alabama

Stuart J. Garner, Notary Public

My Commission Expires: August 19, 2021



Real Estate Sales Validation Form

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

Grantor's Name Michael A. Gray
Mailing Address 4341 Milner's Road West
Birmingham, AL 35242

Grantee's Name Lucero A. Gray
Mailing Address 4341 Milner's Road West
Birmingham, AL 35242

Property Address 4341 Milner's Road West
Birmingham, AL 35242

Date of Sale April 14, 2020
Total Purchase Price _____
or
Actual Value _____
or
Assessor's Market Value \$233,110.00 (1/2 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
 Sales Contract
 Closing Statement

Appraisal
 Other 1/2 Assessor's Value

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 of the assessor's current market value.

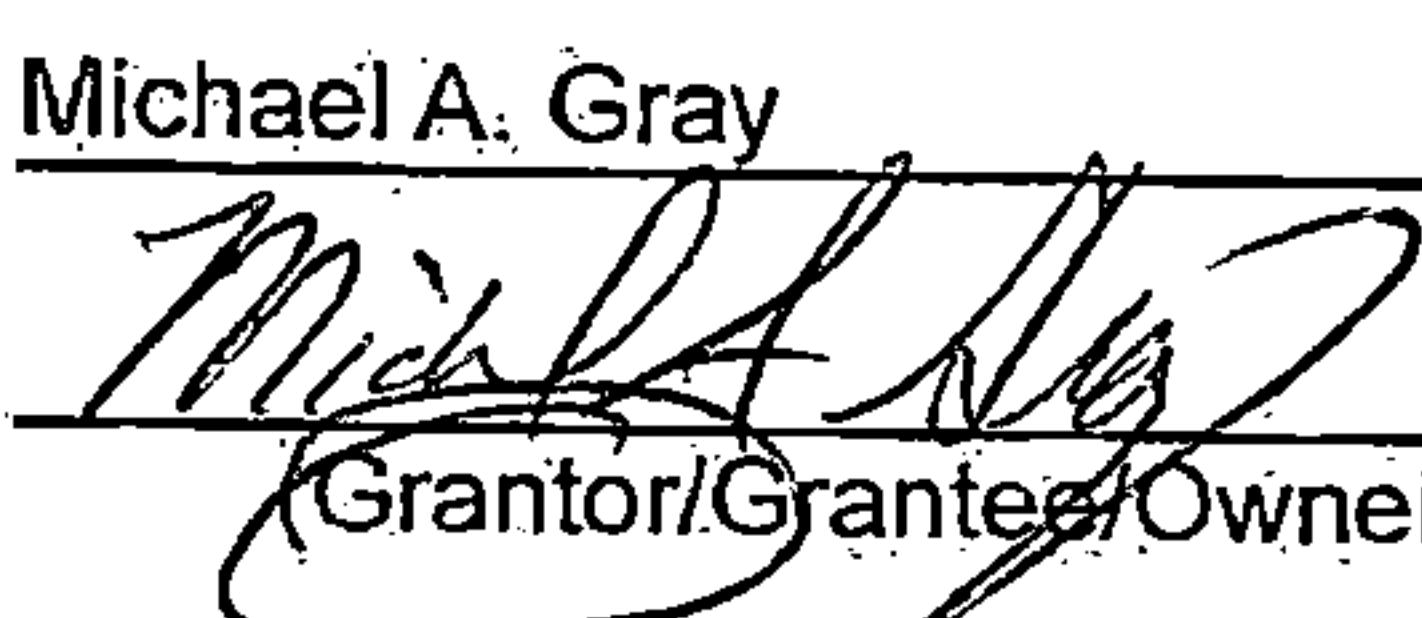
If no proof is provided and the value must be determined, the current estimate of fair market value, excluding current use valuation, of the property as determined by the local official charged with the responsibility of valuing property for property tax purposes will be used and the taxpayer will be 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 April 27, 2020

Unattested

Print Michael A. Gray

Sign 

(verified by)

(Grantor/Grantee/Owner/Agent) circle one