

This instrument was prepared by:

Send tax notice to:

Justin Smitherman, Esq.
173 Tucker Road
Suite 201
Helena, AL 35080

Morris D. Bunn
1277 Braemer Court
Birmingham, AL 35242

WARRANTY DEED (JOINT TENANTS WITH RIGHT OF SURVIVORSHIP)

STATE OF ALABAMA)
COUNTY OF SHELBY)

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of FOUR HUNDRED TWO THOUSAND NINE HUNDRED AND 00/100 Dollars (\$402,900.00) to the undersigned grantor (whether one or more), in hand paid by the grantees herein, the receipt whereof is acknowledged, we, Leslie R. Jackson, Mary H. Jackson and Gwendolyn J. Bell, Trustees or their successors in Trust, under the Jackson Living Trust, dated August 23, 2010 and any amendments thereto, a Trust (herein referred to as grantor, whether one or more), do hereby grant, bargain, sell and convey unto Morris D. Bunn and Susan A. Bunn (herein referred to as grantees), as joint tenants with right of survivorship, the following described real estate situated in Shelby County, Alabama, to-wit:

LOT 68, ACCORDING TO THE SURVEY OF THE HAVEN AT GREYSTONE, 2ND SECTOR, AS RECORDED IN MAP BOOK 32, PAGE 96 A & B, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.

Subject to:


1. Taxes for the year 2020 and subsequent years.
2. Existing ordinances, easements, encumbrances, restrictions, building lines, declarations, agreements, covenants, rights of way, ground lease, and limitations, if any, of record.
3. \$322,320.00 of the consideration herein was derived from a mortgage filed simultaneously herewith.

TO HAVE AND TO HOLD to the said grantees, as joint tenants with right of survivorship, their heirs and assigns forever; it being the intention of the parties to this conveyance, that (unless the joint tenancy hereby created is severed or terminated during the joint lives of the grantees herein), in the event one grantee herein survives the other, the entire interest in fee simple shall pass to the surviving grantee, and if one grantee does not survive the other, then the heirs and assigns of the grantees herein shall take as tenants in common.

And the said grantor does itself, and for its successors and assigns, covenant with the said grantees, their heirs and assigns forever, that it is lawfully seized and possessed of said premises, that they are free from all encumbrances, that it has a good and lawful right to sell and convey the same as aforesaid; that it will, and its successors and assigns shall, warrant and defend the same unto the said grantees, their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the said Leslie R. Jackson, Mary H. Jackson and Gwendolyn J. Bell, Trustees or their successors in Trust, under the Jackson Living Trust, dated August 23, 2010 and any amendments thereto, have caused these presents to be executed by Leslie R. Jackson, Mary H. Jackson, and Gwendolyn J. Bell, Trustees, who are authorized to execute this conveyance, have hereto set their signatures and seals, this 10th day of August, 2020.

Leslie R. Jackson, Mary H. Jackson and Gwendolyn J. Bell, Trustees or Their Successors in Trust, under the Jackson Living Trust, Dated August 23, 2010, and any amendments thereto


Leslie R. Jackson, Trustee


Mary H. Jackson, Trustee


Gwendolyn J. Bell, Trustee

ACKNOWLEDGEMENT

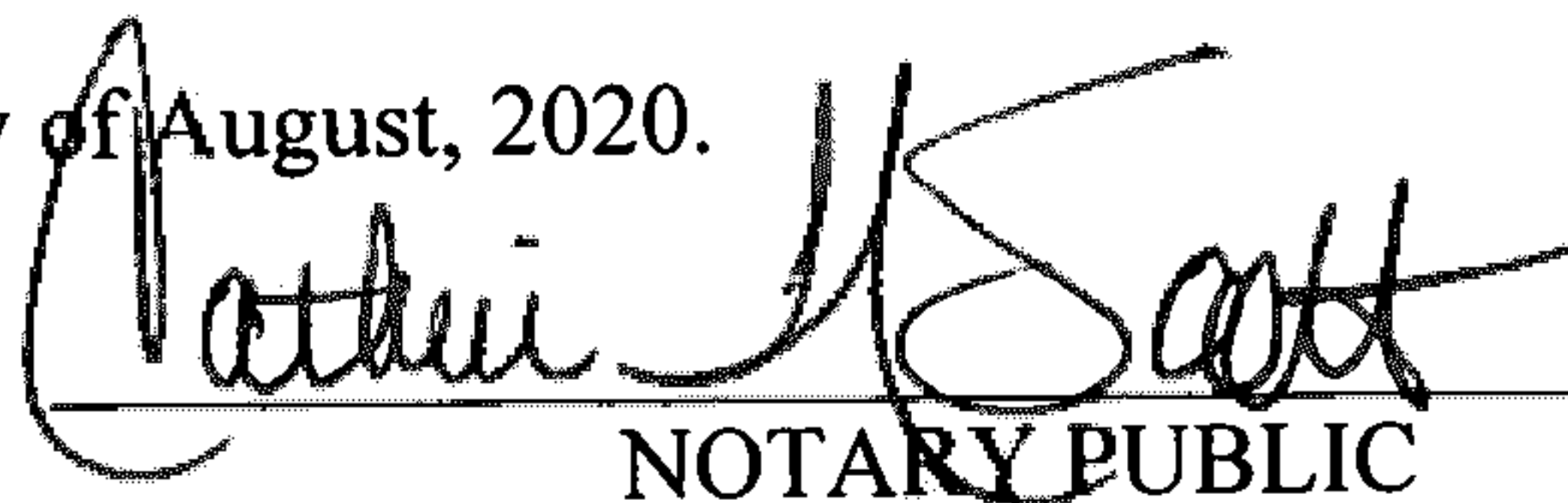
STATE OF ALABAMA)

COUNTY OF JEFFERSON)

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Leslie R. Jackson, Mary H. Jackson and Gwendolyn J. Bell, Trustees or their successors in Trust, under the Jackson Living Trust, dated August 23, 2010 and any amendments thereto, whose names are signed to the foregoing conveyance, and who are known to me, acknowledged before me on this date, that, being informed of the contents of the conveyance, they, as such Trustees and with full authority, executed the same voluntarily for said Trust, on the day the same bears date.

Given under my hand and official seal this 10th day of August, 2020.




NOTARY PUBLIC

My Commission Expires: 7-25-2022



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
08/11/2020 08:41:54 AM
\$111.00 CHERRY
20200811000342730

Allen S. Beryl

Real Estate Sales Validation Form

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

Grantor's Name Leslie R. Jackson, Mary H. Jackson and
Gwendolyn J. Bell, Trustees or their successors in Trust, under the
Jackson Living Trust, dated August 23, 2010 and any amendments
thereto

Mailing Address _____

Property Address 1277 Braemer Court
Birmingham, AL 35242

Grantee's Name Morris D. Bunn and Susan A. Bunn
Mailing Address 1682 Wingfield Drive
Birmingham, AL 35242

Date of Sale August 10, 2020

Total Purchase Price \$402,900.00

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
☒ Sales Contract

_____ Appraisal
_____ 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 - 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 8-10-2020

Print Catherine H. Scott

Sign Catherine H. Scott

(Grantor/Grantee/ Owner/Agent) circle one

_____ Unattested

(verified by)